Karen Johnson Davidson County
Batch# 1288581 DEEDWARR
06/23/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20250623-0049120

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#234-377

ADDRESS NEW OWNER:
Melissa Lynn Owen
4749 Kennysaw Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Fairway Independent Mortgage Corporation
4201 Marsh Lane
Carrollton, TX 75007

Parcel ID:
064-08-0-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamelia Young,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Melissa Lynn Owen**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 377 on the Plan of Section Four, Sherwood Forest, as of record in Plat Book 4460, page 182 and 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Pamelia Young by deed dated June 2, 2017 from James Cartwright, recorded June 2, 2017, in Instrument Number 20170602-0055345, Register's Office for Davidson County, Tennessee.

This is improved property known as 4749 Kennysaw Drive, Old Hickory, TN 37138. Possession is to be given on June 23, 2025.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20th day of June, 2025.

Pamelia Young

STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Pamelia Young,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 08.29.2028

* * * * * *

STATE OF GEORGIA
AMEZE AGBORO
Fulton County, Notary Public
Commission # 06668152
EXPIRES: August 29, 2028

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$389,000.00**.

AFFIANT

Subscribed and sworn to before me on this 20th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 1.31.2029

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 23, 2025.

John M. Lee, Attorney

Date: June 23, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 23rd day of June 2025.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J. C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY