Karen Johnson Davidson County
Batch# 1295453 DEEDWARR
07/09/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20250709-0054005

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2025.

Notary Public

My commission expires: 9/8/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Our Cows Trust dated May 11, 2022	New Owner(s)	093-13-0E-002.00-CO
1400 5th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OWEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OUR COWS TRUST DATED MAY 11, 2022**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Residences On South Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250102-0000289, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elouise R. Bird, LLC, a Utah Limited Liability Company by Warranty Deed from Scales New Generation Funeral Home, Inc., a Tennessee Limited liability Company of record in Instrument No. 20210712-0093466 Register's Office for Davidson County, Tennessee, dated July 7, 2021 and recorded on July 12, 2021.

Being the same property conveyed to Daniel Medina by Quitclaim deed from Elouise R. Bird, LLC, a limited liability company of record in Instrument No. 20220516-0055749 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 16, 2022.

Being a portion of the same property conveyed to Owen Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Daniel Medina of record in Instrument No. 20230731-0058623 Register's Office for Davidson County, Tennessee, dated July 27, 2023 and recorded on July 31, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1304 A South Street, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2025.

Owen Development, LLC,
a Tennessee limited liability company

By: _____
Aaron B. Armstrong, Member

By: _____
Brett M. Diaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron B. Armstrong, Member and Brett M. Diaz, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Owen Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2025.

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 03-08-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 7. 2025.

Affiant Signature

9th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028