Karen Johnson Davidson County
Batch# 1297866 DEEDWARR
07/15/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20250715-0055767

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Eileen M. Greiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-07-26
(AFFIX SEAL)

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Eileen M. Greiner	NEW OWNER	160 11 0A 019.00
(NAME)	(NAME)	
5564 Hearthstone Ln	5564 Hearthstone Ln	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Deborah S. Owens, unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eileen M. Greiner,** an unmarried woman hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of HEMMINGWOOD, PHASES II, III AND IV, of record in Plat Book 6900, Pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to K. Thomas Sidwell, Trustee, and further conveyed to Deborah S. Owens and James Owens, wife and husband, as tenants by the entirety, by Quitclaim Deed from Deborah S. Owens, of record in Instrument No. 20131023-0110580, in the Register's Office of Davidson County, Tennessee, dated October 17, 2013 and recorded on October 23, 2013. The said James Owens died on October 20, 2022, leaving Deborah S. Owens as surviving tenant by the entirety.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEMMINGWOOD, PHASES II, III AND IV, as recorded in Plat Book 6900, Page(s) 7 and 8, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASES II, III AND IV, HERITAGE HEIGHTS, as recorded in Plat Book 6250, Page(s) 744 and 745, Declaration of Covenants, Conditions and Restrictions recorded in Book 6730, Page 329, as amended in Book 6892, Page 540 and Book 6925, Page 268; as corrected in Book 6948, Page 268; further amended in Book 7269, Page 387; Book 7474, Page 205 and Instrument No. 20130619-0062819, as amended in Instrument No. 20210401-0043070, Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10170, Page 584, Storm Water Detention Agreement as set forth in instrument recorded in Book 6728, Page 673, Charter for Heritage Heights Home Owners Association, Inc. recorded as Book 6704, Page 373, as amended in Book 7496, Page 163 and Book 6936, Page 893, as amended in Book 8762, Page 169, Instrument No. 20160308-0022181, Instrument No.

20160308-0022182 and Instrument No. 20171030-0110764, Common Open Space Deed recorded as Book 6962, Page 404, as re-recorded in Book 7207, Page 84.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5564 Hearthstone Ln, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 14th day of July, 2025.

Deborah S. Owens

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of July, 2025, before me personally appeared Deborah S. Owens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

My Commission Expires: 1-09-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 14th day of July, 2025.

K. Thomas Sidwell
Date: 7/14/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 14th day of July, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

