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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250550884**<br><br>Karen Johnson Davidson County<br>Batch # 1298484 **DEEDWARR**<br>07/17/2025 01 59 09 PM 2 pgs<br>Fees $13 00 Taxes $3,330 00<br>20250717-0056537 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is. $900,000 00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of July, 2025.<br><br>Notary Public<br>My Commission Expires. DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/09/2027 |

## WARRANTY DEED

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| Address New Owner.<br>Timothy C. Prey and Olivia A Hutchison<br>952 Graybar Lane<br>Nashville TN 37204 | Send Tax Bills To:<br>Old National Bank<br>One Main Street<br>Evansville, IN 47708 | Tax Information.<br>Tax Parcel ID No<br>118 13 0 086.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John S. Owings and Lisa F. Owings, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy C. Prey and Olivia A. Hutchison, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of WOODMONT BOULEVARD SECTION OF MARENGO PARK of record in Plat Book 1130, Page 2, 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 John S. Owings and Lisa F Owings, husband and wife, by Warranty Deed from Kenneth M Premo, married and Cameron M. Premo, married, of record in Instrument No. 20200416-0040077, in the Register's Office of Davidson County, Tennessee, dated April 13, 2020, and recorded on April 16, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1113, Page 296

Easement for Sanitary Sewer, recorded in Book 3344, Page 310

Easement for the flow of the waters of Browns Creek, and the rights of the public therein

Rights of upper and lower riparian owners to the flow of the waters of the Browns Creek, free from diminution or pollution

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Browns Creek.

This is improved property located at 952 Graybar Lane Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of July, 2025

John S Owings

Lisa F. Owings

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John S Owings and Lisa F Owings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2025

Notary Public
My Commission Expires: _____

