Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5161
Parcel ID: 119-14-0-104.00

Karen Johnson
Batch # 1298634
07/18/2025 10 12 43 AM
Fees $13 00 Taxes $1,975 80

Davidson County
DEEDWARR
2 pgs

20250718-0056719

Property Address:
258 Morton Avenue, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
John Scott Owings and Lisa Flannery Owings
258 Morton Avenue
Nashville, TN 37211

Address of New Owner:
258 Morton Avenue
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JALEENA N. BALL and JOHN KYLE POSTLEWAITE, wife and husband,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JOHN SCOTT OWINGS and LISA FLANNERY OWINGS, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodbine Courts, Block A of record in Plat Book 1130, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to JALEENA N. BALL and JOHN KYLE POSTLEWAITE, wife and husband by Deed dated August 9, 2013 from SIDNEY RAY SADLER and wife, ANGELA N. SADLER, recorded August 15, 2013, in Instrument Number 20130815-0086112, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 258 Morton Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 1130, page 39, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 17 day of July, 2025

Jaleena N. Ball
JALEENA N. BALL

John Kyle Postlewaite
JOHN KYLE POSTLEWAITE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JALEENA N. BALL and JOHN KYLE POSTLEWAITE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 17 day of July, 2025.

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $534,000.00.

Affiant

SWORN TO and subscribed before me on this 17 day of July, 2025.

Notary Public

My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025