RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1302801
07/28/2025 09 46 53 AM
Fees $13 00 Taxes $1,017 50

Davidson County
DEEDWARR
2 pgs

20250728-0059262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of July, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27
(AFFIX SEAL)

File No MM-25-10448

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Reed Owens	Owner	
(NAME) 8300 Sawyer Brown Road, A302	(NAME)	142-05-0B-002 00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Amy Starr, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reed Owens, a single person,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. A-302, in River Plantation Section Three, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three Condominium Apartments, recorded in Book 4675, Page 75, 76 and 77, and amended in Book 4675, Page 103, 104 and 105, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amy Starr, a married woman by Warranty Deed from Scott D. Bass, married of record in Instrument No. 20150318-0023127 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 18, 2015.
Grantor herein makes oath that the within described property is neither her personal residence, nor the personal residence of her spouse and/or dependents.

This is property more commonly known as 8300 Sawyer Brown Road, A302, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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

Witness my/our hand this 22nd day of July, 2025.

Amy Starr

STATE OF MICHIGAN
COUNTY OF GOGEBIC

On this 22nd day of July, 2025, before me personally appeared Amy Starr, 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's (or persons') free act and deed

Witness my hand, at office, this 22nd day of July, 2025.

Notary Signature
My commission expires: 03-21-2029

CHARLENE C FISHER
Notary Public - State of Michigan
County of Ontonagon
My Commission Expires Mar 21, 2029
Acting in the County of GOGEBIC