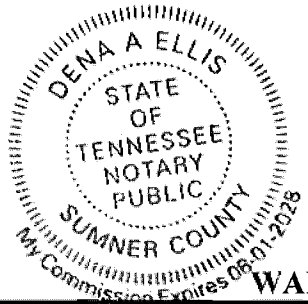
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$256,000.00**

Subscribed and sworn to before me this 25th day of August, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kurt A. Owens & Jennifer L. Owens **853 Todd Preis Drive** **Nashville, TN 37221**	Same as New Owner	**142-09-0A-005.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Sharon Anne Whitteaker Ingram**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Kurt Owens and Jennifer Owens, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 101 on the Plan of Doral Country Villa, Section 1, of record in in Plat Book 4860, page 96, said Register's Office, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villa, a horizontal property regime established by Master Deed of record in Master Deed of record in Book 5011, page 395, Book 5015, page 251, Book 5124, page 163, Instrument No. 20070504-0053687, Instrument No. 20070523-0061626, Instrument No 20151130-0120647, said Register's Office.

Being the same property conveyed to MABEL KORNBLUM, UNMARRIED, by deed from KEVIN WHITE, UNMARRIED, of record in Book 9623, page 979, dated March 30, 1995, said Register's Office. MABLE ESHTER KORNLUM having since died testate on or about August 25, 2022. Pursuant to the Last Will and Testament of MABEL ESTHER KORNBLUM in The Seventh Circuit Court of Davidson County Tennessee, Probate Division, Case No. 23P136, said property was devised to her daughter SHARON ANNE WHITTEAKER INGRAM.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

Karen Johnson Davidson County
Batch# 1315672 DEEDWARR
08/28/2025 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $947.20
20250828-0068959

This is improved property known as: 853 Todd Preis Drive, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25 day of August, 2025.

Sharon Anne Whitteaker Ingram

Estate of Mabel Esther Kornlbum

Executrix

By: Sharon Anne Whitteaker Ingram as Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Sharon Anne Whitteaker Ingram,** the within named Bargainor, 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 and official seal at Goodlettsville, Tennessee this the 25 day of August, 2025.

My Commission Expires: 11/26/2028

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of August, 2025, before me, Russell E. Freeman a Notary Public in and for said County and State, personally appeared **Sharon Anne Whitteaker Ingram, Personal Representative of the Mabel Esther Kornblum**, 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 and who further acknowledged that they are the Personal Representative of the **Estate of Mabel Esther Kornblum in The Seventh Circuit Court of Davidson County Tennessee, Probate Division, Case No. 23P136 (Probate Division)** and is authorized to execute this Instrument as the Personal Representative on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 25 day of August, 2025.

My Commission Expires: 11/26/2028

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 **8/25/2025** [DATE].

AFFIANT SIGNATURE

8/25/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **25th** day of **August**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

