Karen Johnson
Batch # 1317574
09/02/2025 02 17 18 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARR
2 pgs

20250902-0070004

THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi)

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
JONATHAN A. OWEN, Trustee **SUZANNE L. OWEN, Trustee** 1107 Chickadee Circle Hermitage, Tennessee 37043	Same	098060B05300CO

WARRANTY DEED

For and in consideration of the sum of no consideration, the receipt of all of which is hereby acknowledged, **JONATHAN A. OWEN** and **SUZANNE L. OWEN** hereinafter referred to as Grantors do transfer and convey unto **JONATHAN A. OWEN or SUZANNE L. OWEN, trustees of the OWEN FAMILY TRUST DATED April 28, 2015,** hereinafter referred to as Grantees, their successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING all that property known, designated, and described as Unit No. A of Lot No. 62D, as shown on map/plat of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D, as depicted in Exhibit "C" of the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record as Instrument No. 20051122-0141076, Register's Office for Davidson County, Tennessee, which description is hereby referenced, and being supplemental to the Master Declaration of record as Instrument No. 20051024-0128043, and amended as Instrument Nos. 20061004-0122802 and 20190122-0006133, said Register's Office.

For back title, see Instrument 20220316 0030288, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind Grantors, Grantors' heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 2ND day of SEPT, 2025.

JONATHAN A. OWEN

SUZANNE L. OWEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **JONATHAN A. OWEN and SUZANNE L. OWEN**, 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 Trust Bank, Tennessee, this 2nd day of Sept., 2025.

Notary Public

My Commission Expires: . 11-2-2026

CHRISTIE WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY