Karen Johnson Davidson County
Batch# 1324082 DEEDWARR
09/18/2025 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20250918-0074708

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $599,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2025.

Notary Public

My commission expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Esteward Owens, Jr. and Marci M. Martinez	**New Owner**	**133-13-0-099.00**
520 Inwood Drive	520 Inwood Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN 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, WE,

Jacob David Kuehn and Kristi Leighann-Lantz Kuehn, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marci M Martinez and Esteward Ownes Jr., both unmarried, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, 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 all of the property conveyed to Kristi Leighann-Lantz Kuehn and Jacob David Kuehn, wife and husband, by deed from Rebecca Tinsley, unmarried, of record in Instrument No. 20231101-0085255, Register's Office for Davidson County, Tennessee, dated October 30, 2023 and recorded on November 1, 2023. Being all of the property conveyed to Rebecca Tinsley, unmarried, by Quitclaim deed from John Thomas Traux, unmarried, of record in Instrument No. No. 20200604-0057549, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Book 2345, Page 514, amended in Book 2393, Page 627, Register's Office for Davidson County, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 520 Inwood Drive, Nashville, TN 37211.

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 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(s) this 15th day of September, 2025.

Jacob David Kuehn

Kristi Leighann-Lantz Kuehn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jacob David Kuehn and Kristi Leighann-Lantz Kuehn,** with whom I am personally acquainted (or who proved to me thier identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Signature
My commission expires:

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

File #: 25-411
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/15/25 (date of document).

Jennifer L. Pennell

9/18/25

Date

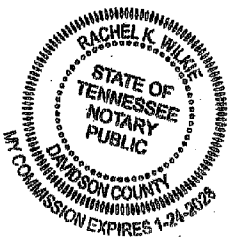
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/18, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal