Karen Johnson Davidson County
Batch# 1326818 DEEDWARR
09/25/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20250925-0076589

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 23 day of September, 2025.

Notary Public
My commission expires: 4.19.26

ANNA E. ROWLAND
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jay Maultsby **Edgar Ontiveros**		**053060B07200CO**
~~**2328 Riverway Dr**~~ 6653 N. Lamar Rd.	@	
~~**Old Hickory, TN 37138**~~ Mt Juliet,	TN 37122	

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 ACKNOWLEDGE, WE,

Lauren Lee Ann Young, unmarried

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

Jay Maultsby Edgar Ontiveros

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. 51, Plan of Phase 5B, Waterford Subdivision, of record in Book 7900, Pages 838 & 839, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kevin E Bowling and wife, Patricia R Bowling, by Warranty Deed from Derek R Hunley and wife, Jennifer D Hunley, dated August 18, 1999, of record in Book 11631, Page 595, in the Register's Office for Davidson County, Tennessee. Patricia R Bowling died January 5, 2012, leaving Kevin E Bowling as the sole surviving tenant. Kevin E Bowling died intestate on January 10, 2020, leaving Valerie Glassman, Kevin Bowling, Jr, and Lauren Jetmore as his sole heirs at law. Reference is hereby made to Affidavit of Heirship of record in Instrument No. 20210115-0007142, said Register's Office. By Quitclaim Deed dated June 9, 2022, of record in Instrument No. 20220609-0065949, said Register's Office, Kevin Edward Bowling Jr, unmarried, conveyed his interest in the subject property to Lauren Lee Ann Jetmore, a married woman. by Quitclaim Deed dated July 9, 2022, of record in Instrument NO. 20220714-0080804, said Register's Office, Valerie Glassman, a married woman, conveyed her interest in subject property to Lauren Lee Ann Jetmore, a married woman. By Quitclaim Deed dated February 21, 2023, of record in Instrument No. 20230221-0012161, Lauren Lee Ann Jetmore, nka Lauren Lee Ann Young, a married woman, conveyed the subject property to Lauren Lee Ann Young, a married woman.

Grantor herein makes oath that the within described property was never occupied as a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for right of way of record in Book 2024, page 225; said Register's Office.

Restated Declaration of Covenants, Conditions and Restrictions applying to Waterford of record in Book 8699, page 462; First Amendment to Restated Declaration of covenants, Conditions and Restrictions applying to Waterford of record in Book 9530, page 185, said Register's Office.

Charter of Waterford Community Association, Inc. of record in Book 8711, page 701; said Register's Office.

By-Laws of Waterford Community Association, Inc. of record in Book 8715, page 58 3; said Register's Office.

Conveyance to common areas to Waterford Community Association, Inc. of record in Book 9393, page 831; said Register's Office.

Conveyance to Common Areas to Waterford Community Association, Inc. of record in Book 9393, page 833; said Register's Office.

Conveyance to Common Areas to Waterford Community Association, Inc. of record in Book 8715, page 590, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2328 Riverway Dr, Old Hickory, TN 37138.

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 in 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.

Lauren Lee Ann Young Date: 9/23/25
Lauren Lee Ann Young

_____ Date:_____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lauren Lee Ann Young, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of September, 2025.

Ronielle Robins
NOTARY PUBLIC

My Commission Expires: 03.08.2028

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Certificate of Authenticity

I, Katie Smith, 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 9/23/25.

Date

Affiant Signature

9/23/25

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 23 day of September, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

