Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1333866
10/15/2025 10 33 06 AM
Fees $13 00 Taxes $1,480 00

Davidson County
DEEDWARR
2 pgs

20251015-0082018

G-C-25-933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
David Tripp Taraldsen and Hilary Marissa Taraldsen	New Owner	
(NAME)	(NAME)	**108-04-0-152.00**
933 Norwalk Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE OWENS PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID TRIPP TARALDSEN AND HILARY MARISSA TARALDSEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 340 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, page 235, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Julie Owens, a single woman by Warranty Deed from Patricia O Price, a single woman of record in Instrument No 20190424-0037463 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 24, 2019

Being the same property conveyed to Julie Owens Properties, LLC by Quitclaim Deed from Julie Owens, an unmarried woman of record in Instrument No 20190627-0062460 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on June 27, 2019.

Julie Owens is joining in the execution of this Warranty Deed to convey any and all interest she may have individually to said property.

This conveyance is subject to
- Taxes for the year 2026, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6452, Page 163, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for sanitary Sewers and/or Storm Drainage of record in Book 6518, page 722, Book 6518, page 725, and Book 6592, page 366, Register's Office for said County
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **933 Norwalk Drive, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF OCTOBER, 2025

Julie Owens Properties, LLC

BY _____
Julie Owens
Sole Member

_____
Julie Owens, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE OWENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JULIE OWENS PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of October, 2025

_____
Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE OWENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 14th of October, 2025.

_____
Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212