Name and Address of New Owner:
Urlene P. Owens
2159 Bayport Avenue
Old Hickory, TN 37138

Send Tax Bills To:
Urlene P. Owens

Karen Johnson Davidson County
Batch# 1336456 DEEDWARR
10/21/2025 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20251021-0083934

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 044-09-0B-040-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Susan Webb, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Urlene P. Owens, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

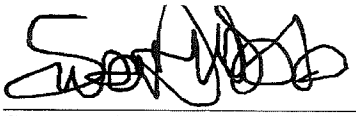
LAND in Davidson County, Tennessee, being Unit No. 40, Phase 1 on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402 and 20200116--0005698, and Attorney's Certificate in Instrument No. 20200406--0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits 11C111 and 11C211 to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Susan Webb, a single woman, by Warranty Deed dated July 10, 2020 from Craighead Partners, LLC, a Tennessee Limited Liability Company, recorded July 13, 2020 in Instrument No. 20200713-0075910 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of October, 2025.

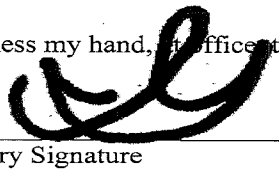


_____(SEAL)
Susan Ashley Webb

STATE OF New York
COUNTY OF Clinton

On this 20th day of October, 2025, before me personally appeared Susan Ashley Webb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, and office this 20th day of October, 2025.



_____
Notary Signature
My commission expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephanie Woodall
(Affiant)

Sworn to and subscribed before me this
20th day of October, 2025.

Melissa Jansen
Notary Public
My commission expires: 9-16-29
File No. 2025-8449-TH



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 10/20/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 10/20/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of October, 2025.

Notary's Signature

My Commission Expires: 