WARRANTY DEED

Karen Johnson
Batch # 1337524
10/23/2025 02 31 42 PM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20251023-0084591

Y-OWNS-25-2101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 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)
The Deshpande Scott Family Trust, dated Novemer 8, 2016	Old National Bank	
(NAME)	(NAME)	**073-01-0-002 00**
2101 McGavock Pike	One Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Evansville, IN 47708	
(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, **URLENE P. OWENS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE DESHPANDE SCOTT FAMILY TRUST, DATED NOVEMER 8, 2016,** 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 1 of Block "B" on the Plan of Country Club Estates, which is of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said Lot no 1 fronts 88.2 feet on the westerly side of McGavock Avenue and runs back between parallel lines along the northeasterly margin of Willmeta Avenue, 165 feet to a dead line

Being the same property conveyed to Urlene P. Owens, unmarried by Warranty Deed from Charles L. Robinette, unmarried of record in Instrument No 20000225-0018429 Register's Office for Davidson County, Tennessee, dated February 23, 2000 and recorded on February 25, 2000.

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1019, Page 377, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2101 McGavock Pike, Nashville, Tennessee 37216**.

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 20th DAY OF OCTOBER, 2025

Urlene P. Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, URLENE P 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 he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of October, 2025

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON