THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052474

Karen Johnson Davidson County
Batch # 1358927 DEEDWARR
12/17/2025 10:57:43 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20251217-0100263

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $540,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barrett Owens and Charlotte Owens and Chase A. Owens 1908 Natchez Trace Nashville TN 37212	New Owner	Tax Parcel ID No. 104-11-0-089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Marchetti, individually and as Executor of The Estate of Betty M. Marchetti, Louis Gino Marchetti, Jr., Michael Marchetti, Victoria Marchetti, Mary Marchetti, Christopher Marchetti, Antonio Marchetti, and Andrea Schaeffer** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Barrett Owens and Charlotte Owens, husband and wife, and Chase A. Owens, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING TRACT NO 1 on the unrecorded plan to John U. Wilson's subdivision of the west part of Lot No. 1 of the L. A. Bauman property, which Bauman property, as to streets and alleys, is shown on the plan of Stokes' and Marshall's subdivision of record in Book 332, Page 105, of the Register's Office for said County, and described as follows:

BEGINNING at the northeast intersection of Jones Avenue and 28th Avenue South or Natchez Trace; thence with the margin of 28th Avenue South or Natchez Trace, northerly 61 feet to a point; thence easterly parallel to Jones Avenue 120 feet to a point; thence southerly parallel to 28th Avenue South or Natchez Trace 61 feet to the north margin of Jones Avenue; thence with the margin of the same westerly 120 feet to the point of beginning.

Being the same property conveyed to THERESA MARSHERELLO, by deed from JOHN U. WILSON AND WIFE, LOUISE WILSON, of record in Book 1198, page 157, dated June 17, 1941, said Register's Office.

THERESA MARSHERELLO conveyed to LOUIS GINO MARCHETTI, SR. and wife, BETTY MARCHETTI by quitclaim deed of record in Instrument No. 20000515-0048884, dated November 24, 1998, said Register's Office.

LOUIS GINO MARCHETTI, SR. died on or about July 30, 2015, leaving BETTY MARCHETTI as the surviving tenant by the entirety.

BETTY MARCHETTI died, testate, on or about May 4, 2024. Her Last Will and Testament, being filed in the Circuit Court of Davidson County, Tennessee (Probate Division) under docket No. 24P1561. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor KEVIN MARCHETTI.

Kevin Marchetti, Louis Gino Marchetti, Jr., Michael Marchetti, Victoria Marchetti, Mary Marchetti, Christopher Marchetti, Antonio Marchetti, and Andrea Schaeffer all join in this instrument to convey any interest they have in said property as the sole surviving heirs of Betty M. Marchetti.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-11-0-089.00.

Matters shown on the Plan of record in Plat Book 332, page 105, said Register's Office.

This is improved property located at 1908 Natchez Trace Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2025.

Estate of Betty M. Marchetti

By: Kevin Marchetti, Executor

Kevin Marchetti

Louis Gino Marchetti, Jr. by Kevin Marchetti, his Attorney-in-Fact

Michael Marchetti by Kevin Marchetti, his Attorney-in-Fact

Victoria Marchetti

Mary Marchetti by Kevin Marchetti, her Attorney-in-Fact

Christopher Marchetti by Kevin Marchetti, his Attorney-in-Fact

Antonio Marchetti by Kevin Marchetti, his Attorney-in-Fact

Andrea Schaeffer by Kevin Marchetti, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Marchetti, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Vicky Marchetti, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of December, 2025.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Marchetti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Louis Gino Marchetti, Jr., Michael Marchetti, Mary Marchetti, Christopher Marchetti, Antonio Marchetti, and Andrea Schaeffer and that he is authorized by Louis Gino Marchetti, Jr., Michael Marchetti, Mary Marchetti, Christopher Marchetti, Antonio Marchetti, and Andrea Schaeffer to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of October, 2025.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026