This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $318,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My commission expires: 3-00-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marsha Ann Lewis Cara Nicole Lewis Timothy Lewis 328 Hadleys Bend Blvd Old Hickory, TN 37138	Texana Bank N.A. 2801 Richmond Rd PMB #28 Texarkana, TX 75503	063-08-0 021.00

Karen Johnson Davidson County
Batch# 1360537 DEEDWARR
12/22/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20251222-0101446

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN D. OWNBY AND KIMBERLY A. OWNBY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARSHA ANN LEWIS AND CARA NICOLE LEWIS AND TIMOTHY LEWIS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 52 and 53 of Block U on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the North side of Hadley Bend Boulevard and run back between parallel lines 153 feet to a 1-foot reserved strip and a 9-foot alley.

Being the same property conveyed to Stephen D. Ownby and Kimberly A. Ownby, husband and wife, by deed dated 04/25/2016, from Da Chan and Harrison Keo, husband and wife, of record in Instrument No. 20160428-0041624, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 328 Hadleys Bend Blvd, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of December, 2025.

Stephen D. Ownby

Kimberly A. Ownby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen D. Ownby and Kimberly A. Ownby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2025.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/16/25. (date of document).

Affiant Signature

12/18/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

