WARRANTY DEED

LAURA DESMOND
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 8/20/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rebecca Ownby	Rebecca Ownby	051-03-0-043.00
(NAME)	(NAME)	
504 Chadwell Drive	504 Chadwell Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20252055

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Loren A. Asmus and Rachel D. Asmus, husbank and wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Ownby and John Ownby, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 111 on the Plan of Section Two, Pleasant Acres, of record in Plat Book 2133, page 75, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Loren A. Asmus and Rachel D. Asmus, husband and wife, by Warranty Deed from Anthony Delaney and Deany L. Delaney, husband and wife, dated 05/19/2021 and filed of record in Inst. No. 20210521-0069704, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 2204, page 47, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.
Also subject to a sewer easement appearing of record in Book 5244, page 201, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 504 Chadwell Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson
Batch # 1365191
01/05/2026 12:17 PM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20260105-0000426

Witness my hand this 2nd day of January, 2026

Loren A. Asmus

Rachel D. Asmus

Rachel D. Asmus

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State,Loren A. Asmus and Rachel D. Asmus, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of January, 2026_.

Notary Public
My commission expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY