Karen Johnson Davidson County
Batch # 1369103 DEEDWARR
01/12/2026 01:29:56 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20260112-0002721

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64311
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeremy Owen 2709 Shacklett Dr Donelson, TN 37214	Jeremy Owen 2709 Shacklett Dr Donelson, TN 37214

TAX MAP PARCEL NUMBERS: 07515004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda Leigh Black now known as Amanda Leigh Varden, single woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy Owen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 28-B on the Plan of Meadows of Tulip Grove, Zone Lot Division, Lots 23 through 28, of record in Book 6900, page 184, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Leigh Black by Warranty Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington D.C., dated March 9, 1994, and recorded on March 13, 1995, of record in Book 9617, page 393, Register's Office for Davidson County, Tennessee. The said Amanda Leigh Black is now known as Amanda Leigh Varden.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 184, said Register's Office, which Plan shows a 20 foot minimum building set back line from Netherlands Drive and an easement for public utility and drainage purposes along the rear portion and westerly side line of said lot, And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot, And a 100 year flood line along the rear portion of said lot, And easement for flow of creek over so much of the premises as may be therein; and Restrictions and Notes of record in Plat Book 6900, page 184, said Register's Office.

This is improved property, known as 847 Netherlands Drive, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of January, 2026.

Amanda Leigh Varden formerly Amanda Leigh Black

Amanda Leigh Varden, formerly Amanda Leigh Black

State of Tennessee

County of Davidson

On this 7th day of January, 2026, before me the undersigned authority, personally appeared Amanda Leigh Black, now known as Amanda Leigh Varden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this 7th day of January, 2026.

Margaret H. Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028