Karen Johnson Davidson County
Batch# 1369406 DEEDQC
01/13/2026 11:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260113-0003113

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Cara Nicole Lewis
328 Hadleys Bend Blvd.,
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
063-08-0 021.00

State of Tennessee
County of Williamson

The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00

Affiant

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to
before me, this the 13 day
of January, 2025.

Notary Public

My Commission Expires:
7/2/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARSHA ANN LEWIS AND TIMOTHY LEWIS,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CARA NICOLE LEWIS,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 328 Hadleys Bend Blvd, Old Hickory, Tennessee 37138.

MR
CNL BY MAL, ALF
TL BY MAL, ALF

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of December, 2025.

MARSHA ANN LEWIS
By: Marsha Ann Lewis

TIMOTHY LEWIS BY MARSHA ANN LEWIS AS ATTORNEY IN FACT
By: Timothy Lewis by Marsha Ann Lewis, as 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, the within **Marsha Ann Lewis,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared **Marsha Ann Lewis** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Timothy Lewis,** by Specific Power of Attorney dated 12/12/2025 and who acknowledged that they executed the same as the free act and deed of Timothy Lewis.

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

My commission expires: 9-7-26 Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

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 _____, by Warranty Deed dated 12-16-2025, from Stephen D. Ownby and Kimberly A. Ownby, husband and wife, of record in Instrument No. 202512220101446, Register's Office for said 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 _ 12/16/2025. (date of document).

Affiant Signature

1/13/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

