Karen Johnson Davidson County
Batch# 1410376 DEEDWARR
04/23/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20260423-0033882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH26-11055

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jae-Lynn Owsley 3001 Hamilton Church Road, Unit 513 Antioch, TN 37013	New Owner	163 04 0A 513.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Megan Victoria Cunningham, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jae-Lynn Owsley, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 513 of HAMILTON CROSSINGS TOWNHOMES, A PLANNED UNIT DEVELOPMENT, as described according to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731, and Instrument No. 20060206-0014793, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Megan Cunningham, by Quitclaim Deed from Karen W. Cunningham and Hubert Cunningham, of record in Instrument No. 20211102-0146757, in the Register's Office of Davidson County, Tennessee, dated October 29, 2021, and recorded on November 02, 2021.

Being the same property conveyed to Karen W. Cunningham and Hubert Cunningham, wife and husband, by Warranty Deed from Stephanie Love and Benjamin Love, married, of record in Instrument No. 20160816-0085539, in the Register's Office of Davidson County, Tennessee, dated August 12, 2016, and recorded on August 16, 2016.

Tax identification No. 163 04 0A 513.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3001 Hamilton Church Road, Unit 513, Antioch, TN 37013

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 assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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 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 14th day of April, 2026

Megan Victoria Cunningham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Megan Victoria Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 14th day of April, 2026.

Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/14/2026 (date of document).

Emma Howard
Affiant Signature

4/14/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL