Karen Johnson Davidson County
Batch# 1411840 DEEDWARR
04/27/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260427-0036448

WARRANTY DEED

File No. CR-26-1752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Michael Owens and Allie Owens	Zillow Home Loans, LLC	
(NAME)	(NAME)	
238 Treutland Avenue	2600 Michelson Drive, Suite 1201	082-11-0-059.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Irvine, CA92612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Samuel Zeb Shook Wilder and Caitlin Christine Wilder, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Michael Owens and Allie Owens, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot No. 48 on the Plan of Bryans Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Zeb Shook Wilder and Caitlin Christine Axland, Husband and Wife by Warranty Deed from Rodney Dorand and Emma Dorand, Husband and Wife of record in Instrument No. 20210518-0067479 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on May 18, 2021.

This is property more commonly known as 238 Treutland Avenue, Nashville, TN 37207.

Note: Caitlin Christine Axland is one and the same and now known as Caitlin Christine Wilder.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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/our hand this 27th day of April, 2026.

Samuel Zeb Shook Wilder

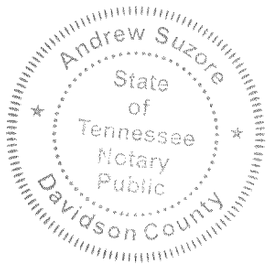
Caitlin Christine Wilder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2026, before me personally appeared Samuel Zeb Shook Wilder and Caitlin Christine Wilder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2026.

Notary Signature
My commission expires: May 8. 2028



True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of April, 2026.

_____
Affiant Signature
Date 4/27/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of April, 2026.

_____
Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027