Karen Johnson Davidson County
Batch# 1478622 DEEDWARR
09/29/2026 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20260929-0089956

WARRANTY DEED

File No. PA-26-3827

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

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
Vadra Salley	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME) 604 McDonald Court	(NAME) 2 Cadillac Drive	120-09-0-015.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, TN 37027	
(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, **Phillip Lee Owen, James W. Owen, Jr., and Kimberly Anne Owen, Devisees of The Estate of James W Owen, Sr.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vadra Salley, married woman**, 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. 402 on the Plan of Glengarry Park, Section Four of record in Plat Book 2900, Page 72, 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 James W. Owen, Sr. and wife Anne P. Owen by Warranty Deed from Eugenia Metra. widow of record in Book 5464, Page 747, Register's Office for Davidson County, Tennessee, dated July 09, 1979 and recorded on July 13, 1979. Said Anne P. Owens died on May 18, 2016, leaving James W. Owen, Sr. as surviving tenant by the entirety. The said James W. Owen, Sr. subsequently died testate on June 29, 2025 and his Last Will and Testament was probated for Muniment of Title in the Circuit Court for Davidson County, Tennessee Probate Division in Case No. 26P1649, (see, Order to Probate For Muniment of Title) devising the subject property to Phillip Lee Owen, James W. Owen, Jr., and Kimberly Anne Owen.

This is property more commonly known as 604 McDonald Court, Nashville, TN 37217.

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.

Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

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 28th day of September, 2026.

The Estate of James W Owen, Sr.

By: _____
Phillip Lee Owen, Devisee

By: _____
James W. Owen, Jr., Devisee

By: _____
Kimberly Anne Owen, Devisee

STATE OF TENNESSEE
COUNTY OF Wilson

On this 28th day of September, 2026, before me personally appeared Phillip Lee Owen, Devisees of The Estate of James W Owen, Sr., 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 28th day of September, 2026.

_____
Notary Signature

My commission expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

On this 28th day of September, 2026, before me personally appeared James W. Owen, Devisee of The Estate of James W Owen, Sr., 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 28th day of September, 2026.

_____
Notary Signature

My commission expires: 01-26-28

KIMA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of September, 2026, before me personally appeared Kimberly Anne Owen, Devisee of The Estate of James W Owen, Sr., 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 28th day of September, 2026.

Theresa L Smith
Notary Signature

My commission expires: 5-12-30



Certificate of Authenticity

I, Christina Higgins, 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 9/28/2026.

Date

Affiant Signature

9/28/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of September, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029