Karen Johnson Davidson County
Batch# 1482521 DEEDWARR
10/08/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20261008-0092641

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF October, 2026 Notary Public MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie James Owens, Jr. and Arnita D. Owens, a married couple	New Owner	
(NAME)	(NAME)	049-00-0-338.00
108 Buena Vista Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **Donnetta Dean, an unmarried woman, and Charles R. Dean, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willie James Owens, Jr. and Arnita D. Owens, a married couple,** 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. 7 on the Plan of J. C. Smith, Jr. Subdivision, Phase 2, of record in Plat Book 11190, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Donnetta Dean, an unmarried person, and Charles R. Dean, an unmarried person by Quit Claim Deed dated October 8, 2021 from Charles Robert Dean and Donetta Dean, recorded November 22, 2021, in Instrument Number 20211102-0146687, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Charles Robert Dean and Donetta Dean by Quit Claim Deed dated December 23, 2011 from Charles Robert Dean recorded January 6, 2012, in Instrument Number 20120106-0001640 in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Charles Robert Dean by Warranty Deed dated April 5, 2000 from R. Keith Turkett recorded April 13, 2000, in Instrument Number 20000413-0037347 in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 108 Buena Vista Court, Nashville, TN 37218

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 hand this 30th day of September, 2026.

Donnetta Dean

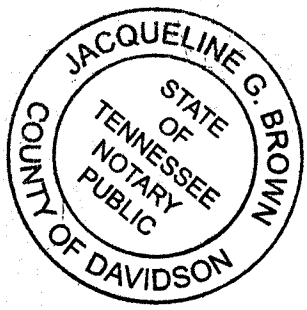
Charles R. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2026, before me personally appeared Donnetta Dean and Charles R. Dean, 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 30th day of September, 2026.

Notary Signature
My commission expires: 11-5-2029



Certificate of Authenticity

I, Danielle Watson, 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 9/30/20.

Date

Affiant Signature

9/30/20

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 30th day of September, 2020.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029