WARRANTY DEED

Karen Johnson Davidson County
Batch# 230727 DEEDWARR
05/16/2019 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190516-0046229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Osborne and Timothy Osborne	Regions Bank d/b/a Regions Mortgage	Map: 09509005700
(NAME) 201 Eddings Lane	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES E. BALTZ, EXECUTOR OF THE ESTATE OF MARIE T. BALTZ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN OSBORNE, INDIVIDUAL, AND TIMOTHY OSBORNE, INDIVIDUAL, BOTH MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26 on the Map of W.E. Quin, Jr.'s Lebanon Road Subdivision, as of record in Book 1424, Page 111, Register's Office for said County, and described as follows:

Beginning at a point at a concrete monument at a turn in Quin Circle, at the common corner of Lots 25 and 26; thence with the line between said lots, south 48 deg. 20' west 300 feet to a point; thence south 38 deg. 40' east 445 feet to a concrete monument and continuing in the same direction 72 feet to the center line of Mill Creek; thence with the center line of same, north 76 deg. 30' east 175 feet to a point, and continuing with the center line of said creek, south 76 deg. east 14.4 feet to a point, the corner of Lots 26 and 27; thence with the line between said lots, north 23 deg 40' west 593 feet to the margin of Quin Circle; thence with the margin of said Circle, northwesterly around a curve, 61 feet to the beginning.

Being the same property conveyed to Dennis L. Baltz and wife, Marie T. Baltz, by deed from Charles C. Hicks and wife, Dolly M. Hicks, of record in Book 4003, Page 255, dated April 5, 1966, Register's Office for Davidson County. The said Dennis L. Baltz died 10/19/2010 and title vested in Marie T. Baltz, as surviving tenant by the enirety. The said Marie T. Baltz died testate on 03/10/2018 and the Will was admitted to Probate as Probate No. 18P766 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executor of the Estate of Marie T. Baltz pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 18P766.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 111, said Register's Office; (3) Sewer and Drainage Easement to Metropolitan Government of record in Book 4337, Page 819, said Register's Office; (4) Electrical Permit of record in Book 7504, Page 345, said Register's office.

unimproved ☐
This is improved ☒ property, known as 112 Quinn Cir, Nashville, TN 37210-2426
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of May, 2019.

The Estate of Marie T. Baltz

BY: _____
James E. Baltz
Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Baltz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executor of The Estate of Marie T. Baltz the within named bargainer, and that he/she as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of May, 2019.

My Commission Expires: 5/5/20

_____
Notary Public



True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.