Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 360553 DEEDWARR
02/20/2020 08:18:54 AM 3 pgs
Fees: $18.00 Taxes: $1,250.23

20200220-0018700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $337,900.00.

Affiant

Subscribed and sworn to before me this 13th day of February, 2020.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

2020-5

Address of New Owner:	Send Tax Bills to:	Tax Information:
Venicelor Machelle Osborne	New Owner	
504 Cinnamon Place		181-01-0A-176.00CO
Nashville, TN, 37211		

WARRANTY DEED

For and in 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, we

Reginald LeValle and wife, Dawn Scott

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Venicelor Machelle Osborne, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section Five, Sugar Valley Valley R20 Residential P.U.D of record in Plat at Instrument No. 20001204-0118880, 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 Reginald Levalle unmarried and Kerin Fraioli unmarried by Warranty deed from Tania C. Nkungula, married n/k/a Tania Nkungula Howlett of record in Instrument No. 20101025-0084990 Register's Office for Davidson County, Tennessee, dated October 08, 2010 and recorded on October 25, 2010.

Being the same property conveyed to Reginald Levalle unmarried by Quit Claim deed from Reginald Levalle unmarried and Kerin Fraioli unmarried of record in Instrument No. 20120706-0059611 Register's Office for Davidson County, Tennessee, dated July 02, 2012 and recorded on July 06, 2012.

Dawn Scott joins in this conveyance for the express purpose of relinquishing all of her rights, title and interest to said property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **504 Cinnamon Place, Nashville, TN 37211**

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 13th day of February, 2020.

Reginald LeValle

Dawn Sapp

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 Reginald LeValle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2020.



D. Shayne Adair, Notary Public
My Commission Expires: 6/13/2022

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 Dawn Sapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2020.

D. Shayne Adair, Notary Public
My Commission Expires: 6/13/2022

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 13th day of February, 2020.

Reginald LeValle

Dawn Scott

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 Reginald LeValle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2020.

D. Shayne Adair, Notary Public
My Commission Expires: 6/13/2022

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 Dawn Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2020.

D. Shayne Adair, Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY