Karen Johnson Davidson County
Batch# 448954 DEEDWARR
08/03/2020 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,904.50
20200803-0085286

WARRANTY DEED

File #2020-410

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $785,000.00.

Affiant

Subscribed and sworn to before me on July 30, 2020.

NOTARY PUBLIC
My Commission Expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy Fugger 1711 Villa Place Nashville, TN 37212	New Owner "Same"	104-08-0-362.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEROME T. OSS AND CHERYL OSS, HUSBAND AND WIFE, AND KATHERINE OSS MARRIED**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY FUGGER, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 and the northerly 7-½ feet of Lot No. 12 on the Plan of the Subdivision of Lot No. 60 of the O.B. Hayes Plan of Large Lots, called Rokeby, of record in Book 161, page 133, said Register's Office, reference to which is hereby made for a more complete description.

Said lot and part of said lot to adjoin and front together 57-½ feet on the westerly side of Villa Street and run back between parallel lines 145-½ feet to an alley.

Being the same property conveyed to JEROME T. OSS AND WIFE, CHERYL A. OSS, by deed from JEANETTE HOPKINS, of record as Instrument No. 20050629-0074852, dated June 23, 2005, said Register's Office.

Being the same property conveyed to JEROME T. OSS, CHERYL A. OSS AND KATHERINE E. OSS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from JEROME T. OSS AND WIFE, CHERYL A. OSS, of record as Instrument No. 20060419-0044882, dated December 31, 2005.

Being the same property conveyed to KATHERINE OSS, by Quitclaim Deed from JEROME T. OSS AND CHERYL A. OSS, of record as Instrument No. 20080214-0015047, dated January 31, 2008.

Being the same property conveyed to KATHERINE OSS, AN UNMARRIED WOMAN, AND JEROME T. OSS AND CHERYL OSS, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from KATHERINE OSS, UNMARRIED, of record as Instrument No. 20140207-0010885, dated January 31, 2014.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantor's spouse, or the Grantor's dependents.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1711 Villa Pl, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on July 30, 2020.

Grantor:

June T. Oss by Katherine Oss, his Attorney in Fact Attorney in Fact

Jerome T. Oss by Katherine Oss, his Attorney in Fact

Katherine Oss

Katherine Oss

Grantor:

Cheryl Oss by Katherine Oss, her Attorney in Fact Attorney in Fact

Cheryl Oss by Katherine Oss, her Attorney in Fact

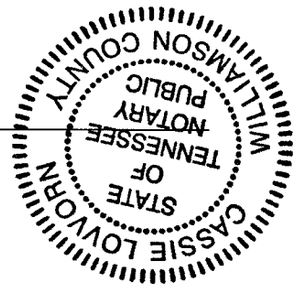
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Katherine Oss**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jerome T. Oss and Cheryl Oss**, and who acknowledged that she executed the same as the free act and deed of **Jerome T. Oss and Cheryl Oss**.

Witness my hand, at office, this 30th day of July, 2020.

Notary Public

My commission expires: 2/24/23



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **KATHERINE OSS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2020.

Notary Public

My commission expires: 2/24/23

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).