BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2020. Notary Public MY COMMISSION EXPIRES: May 2, 2022 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA A. OSBORNE	**HIGHLANDS RESIDENTIAL MORTGAGE, LTD.**	**084-11-0-078.00**
(NAME)	(NAME)	
2251 MAPLECREST DRIVE	**12001 N. CENTRAL EXPY., SUITE 750**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	**DALLAS, TX 75243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 508833 **DEEDWARR**
11/04/2020 11:47:54 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20201104-0129230

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA A. OSBORNE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 33, as shown on the map entitled Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from TINA MULLINS AND STEVEN THOMAS MULLINS, WIFE AND HUSBAND, of record as Instrument No. 20200413-0038141, dated April 10, 2020, said Register's Office.

This conveyance is subject to matters set forth in the Plan of record in Book 1835, Pages 27 and 28; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2251 MAPLECREST DRIVE, NASHVILLE, TN 37214**
(House Number) (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 3rd day of November, 2020.

RARE EARTH PROPERTIES
A Tennessee General Partnership

By: Oasis Property, LLC – Partner

By: Sheila F. Tidwell, Sole Member

By: Worldwide Properties, LLC - Partner

MBR

By: Connie M. Williams, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Connie M. Williams**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of **WORLDWIDE PROPERTIES, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **WORLDWIDE PROPERTIES, LLC** to be a **GENERAL PARTNER OF RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 3rd day of November, 2020.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: May 2, 2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Sheila F. Tidwell**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of **OASIS PROPERTY, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **OASIS PROPERTY, LLC** to be a **GENERAL PARTNER OF RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 3rd day of November, 2020.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: May 2, 2022

Notary Public