THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29794

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 584595 DEEDWARR
03/04/2021 10:34:58 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210304-0028198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Bosgraaf	Cardinal Financial Company, L.P. DBA Peoples Home Equity	MAP
2519 David Drive	3701 Arco Corporate Drive, Suite 200	PARCEL 095-08-0-158.00
Nashville, TN 37214	Charlotte, NC 28273	
(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, WE, **Shirley F. Oatsvall, a widow, and Kevin Duane Oatsvall, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Bosgraaf and David Gordon, wife and husband**

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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Woodberry Park of record in Plat Book 2133, Pages 117, 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57, which is a corner lot, fronts 102.8 feet on the easterly margin of David Drive and fronts 72.8 feet on the Northerly margin of David Court, said frontages being joined by a curve having a length of 35.3 feet, and extends back 161.2 feet on the Northerly line and 206.6 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Coy W. Oatsvall and wife, Mildred P. Oatsvall by Warranty deed from Daniel C. Hale and wife, Jeannie B. Hale of record in Book 8678, page 7, Register's Office for Davidson County, Tennessee, dated July 15, 1992 and recorded on July 17, 1992. The said Mildred P. Oatsvall died on August 16, 2005, leaving Coy W. Oatsvall as the surviving tenant by the entirety. Coy W. Oatsvall subsequently married the Grantor, Shirley F. Oatsvall. The said Coy W. Oatsvall died intestate on October 23, 2020, leaving his wife, Shirley F. Oatsvall, his daughter, Nancy Elaine Oatsvall, n/k/a Nancy Elaine Hopson, and his son, Kevin Duane Oatsvall, as his sole heirs at law.

Further, being the same property conveyed to Shirley F. Oatsvall, a widow, by Quitclaim Deed from Nancy Elaine Oatsvall n/k/a Nancy Elaine Hopson, of record in Instrument No. 20210304-0028195, Register's Office for Davidson County, Tennessee. Recorded simultaneously herewith are Affidavits of Heirship for Coy W. Oatsvall, recorded at Instrument No. 20210304-0028196 and Instrument No. 20210304-0028197, Register's Office for Davidson County, Tennessee. The Grantor, Kevin Duane Oatsvall, has never lived at the above-described property as a married person and said property is not a marital asset.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **2519 David Drive, Nashville, TN 37214.**

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 hand(s) this the 24th day of February, 2021.

Shirley Oatsvall

Shirley Oatsvall

Kevin Oatsvall

Kevin Oatsvall

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 Shirley F. Oatsvall the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary ~~Public~~

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 Kevin Duane Oatsvall the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public