WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,000.00.

Affiant

Subscribed and sworn to me on 03/01/21.

NOTARY PUBLIC
My Commission Expires:

Notary Public State of Florida
Lori Conaway
My Commission GG 135719
Expires 12/15/2021

Karen Johnson Davidson County
Batch# 584875 DEEDWARR
03/04/2021 02:31:27 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20210304-0028553

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica O. Hill 918 Fatherland Street Nashville, TN 37206	new owner	082-16-0S-001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Katharine M. Osborne nka Katharine Osborne Mawhinney, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jessica O. Hill, single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit "A" on the plan of The Cottages at 918 Fatherland St., as shown on Plot Plan attached to the Declaration of Covenants, Conditions and Restrictions of The Cottages at 918 Fatherland St., a Horizontal Property Regime with Private Elements of record in Instrument No. 20151007-0102194, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Katharine M. Osborne, by deed from Mary Alexandra Coleman, of record in Instrument No. 20180509-0044548, dated May 4, 2018, said Register's Office.
>
> Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> Katharine M. Osborne has since married and is now known as Katharine Osborne Mawhinney.
>
> This is improved property known as 4 918 Fatherland Street, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: WSB-14-21718A

Witness my hand this 3/1/2021

Katharine M. Osborne nka Katharine Osborne Mawhinney

STATE OF Florida

COUNTY OF Palm Beach

On 3/1/2021 before me personally appeared Katharine M. Osborne nka Katharine Osborne Mawhinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 3/1/2021

NOTARY PUBLIC

My Commission Expires:

Notary Public State of Florida
Lori Conaway
My Commission GG 135719
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