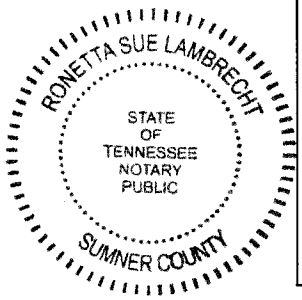


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $359,100.00.

Katherine B Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of March, 2021.

NOTARY PUBLIC

My commission expires: 10/24/2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Waleed Asfar and Ghadeer Qutob	New Owner	97-02-0A-391.00-CO
(NAME)	(NAME)	
2053 Hickory Brook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Elizabeth Ratterman Osborn and Michael Osborn, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Waleed Asfar and Ghadeer Qutob, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land In Davidson County, Tennessee, being Lot No. 391 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4C of record In Plat at Instrument No. 20130702-0068170, 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 Elizabeth Ratterman, a single person, and Michael Osborn, a single person, as Joint Tenants with Rights of Survivorship by Deed from Derek Lancaster, an unmarried man, dated 12/14/2017 of Record in Instrument Number 20180202-0010716, Register's Office for Davidson County, Tennessee. Eliabeth Ratterman and Michael Osborn having since married. Elizabeth Ratterman is now known as Elizabeth Ratterman Osborn.

This property is __unimproved _X_improved property known as: 2053 Hickory Brook Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

Karen Johnson Davidson County
Batch# 587688 DEEDWARR
03/09/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.67
20210309-0030791

of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of March, 2021.

Elizabeth Ratterman Osborn

Michael Osborn

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~WILSON~~ MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Ratterman Osborn and Michael Osborn, the herein bargainor, 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, this the 4th day of March, 2021.

Notary Public
My Commission Expires: 9-20-2022

"OFFICIAL SEAL"
MARK A. BAIER
NOTARY PUBLIC — STATE OF ILLINOIS
MY COMMISSION EXPIRES SEPT. 20, 2022

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

