WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $369,000.00

Brian Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/18/2021

Dawn Martin
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/23

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3418

Karen Johnson Davidson County
Batch# 598821 **DEEDWARR**
03/23/2021 03:21:50 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20210323-0038470

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brendan Foti and Mary Rose O'Brien Smith	NEW OWNER	119-06-0-201.00
65 Lutie Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Shad R. Ogborn and Claudia G. Ogborn, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brendan Foti and Mary Rose O'Brien Smith

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Sterling Heights, Section Four, as of record in Book 1835, Page 9, Register's Office for said County. Said Lot No. 134 fronts 80 feet on the South side of Lutie Street and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Shad R. Ogborn and Claudia G. Ogborn, husband and wife by Warranty deed from Dale Hire, unmarried of record in Instrument No. 20160504-0044228 Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 04, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 65 Lutie Street Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Closly Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
File: Y-SB-FMR-21-65

Witness my hand on March 18, 2021}.

Shad R. Ogborn

Claudia G. Ogborn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Shad R. Ogborn and Claudia G. Ogborn, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 18, 2021.

Notary Public

My Commission Expires: 12-18-28

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3418

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027