WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 626177 DEEDWARR
04/30/2021 10:23:36 AM 2 pgs
Fees: $13.00 Taxes: $712.25

20210430-0058123

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Wesley Osborne, Jr.	New Owner	105 16 0C 005.00
(NAME)	(NAME)	
410 Rosedale Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Craig Rockett and Brennan Rockett, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Wesley Osborne, Jr.**, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410109, Building No. C-1, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211- 0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Craig Rockett and Brennan Rockett, husband and wife, as tenants by the entirety as to an undivided 2/3 interest (the "Entirety Interest'), and Owen Rockett, unmarried, as to an undivided 1/3 interest (the "Individual Interest"), the Entirety Interest and the Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship, by Special Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, of record in Instrument No. 20161219-0132757, in the Register's Office of Davidson County, Tennessee, dated December 09, 2016 and recorded on December 19, 2016.

Being the same property conveyed to Craig Rockett and Brennan Rockett, Husband and Wife, by QuitClaim Deed from Owen Rockett, Unmarried, of record in Instrument No. 20200622-0066356, in the Register's Office of Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 410 Rosedale Avenue, #109, Nashville, TN 37211

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 23rd day of April, 2021.

Craig Rockett

Brennan Rockett

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Craig Rockett and Brennan Rockett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2021.

Michelle Stewart
Notary Public

My Commission Expires: 3-26-2022

MICHELLE STEWART
STATE OF TENNESSEE NOTARY PUBLIC
FRN: 2704786SSO
COUNTY OF SULLIVAN