Name and Address of New Owner:
Timothy A. Osborn and Deanna M. Osborn
1518 Covington Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 650548 DEEDWARR
06/07/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,363.45
20210607-0076029

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07504010800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jerry R. Greeson, unmarried and Cynthia W. Nash, unmarried, as joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy A. Osborn and Deanna M. Osborn, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 377 on the Plan of Tulip Grove, Section Six, of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerry R. Greeson, unmarried and Cynthia W. Nash, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Dean Robinson, Trustee dated March 28th 2013 and recorded April 15th 2013 of record in Instrument No. 20130415-0037294, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jerry R. Greeson, unmarried by Warranty Deed from Glenn L. Van Avery and wife, Daniela K. Van Avery dated March 28th 2013 and recorded April 8th 2013 of record in Instrument No. 20130408-0034456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 612 Atlanta Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2021.

Jerry R. Greeson (SEAL)
Jerry R. Greeson

(SEAL)
Cynthia W. Nash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2021, before me personally appeared Jerry R. Greeson and Cynthia W. Nash, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $368,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Sworn to and subscribed before me this
2nd day of June, 2021.

Notary Public
My commission expires: 3-6-2024
File No. 21-2018

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

