Karen Johnson Davidson County
Batch# 668146 DEEDWARR
06/30/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $4,809.99
20210630-0088484

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,299,997.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JUNE, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2324LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Allison B. Tepley and Nir Rachmel | Bank of America, N.A. | |
| 226 Lauderdale Road | 101 South Tryon St. | 103 12 0 128.00 |
| Nashville, TN 37205 | Charlotte NC 28255 | |

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

**KRISTYN OSBORN, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ALLISON B. TEPLEY AND NIR RACHMEL, WIFE AND HUSBAND**

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:

Land in Davidson County, Tennessee, being Lot No. 25, Block C on the Plan of Cherokee Park Second Section, as of record in Plat Book 547, Page 175 and 176, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kristyn Osborn, unmarried, by Quitclaim Deed from Mary Ann McCready, Trustee, with full power to convey or mortgage without the joinder of any beneficiary, of record in Instrument No. 20050107-0002937, in the Register's Office of Davidson County, Tennessee, dated December 31, 2004 and recorded on January 07, 2005.

Being the same property conveyed to Mary Ann McCready, Trustee, with full power to convey or mortgage without the joinder of any beneficiary, by Warranty Deed from Robert R. Blagojevich, Married, of record in Instrument No. 20050107-0002936, in the Register's Office of Davidson County, Tennessee, dated December 31, 2004 and recorded on January 07, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Second Section, as recorded in Plat Book 547, Page(s) 175-176.

This is improved property known as 226 Lauderdale Road, Nashville, TN 37205

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.

Witness my hand on the 29th day of June, 2021.

Kristyn Osborn

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, KRISTYN OSBORN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of June, 2021.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

**CERTIFICATE OF AUTHENTICITY**

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/29/21.

Affiant
Date: 6/29/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 29th day of June, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024