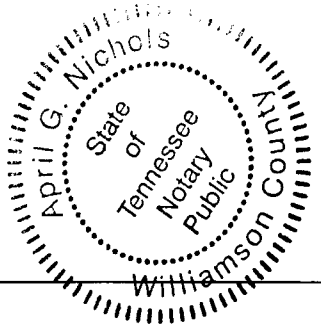
WARRANTY DEED

2021-305



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of August, 2021.

(Affix Seal) Notary Public

My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 703260 **DEEDWARR**
08/24/2021 10:04:16 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210824-0114072

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas Mason and Aubrey Mason 3153 Lake Drive Hermitage, TN 37076	NEW OWNER	086-14-0B-059.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Kristy J. Osmunson and husband, Todd D. Thomas**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas Mason and Aubrey Mason, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 121 on the Plan of Fleetwood Subdivision, Section One, being a planned unit of development, as of record in Plat Book 6900, Page 466, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kristy J. Osmunson, an unmarried woman by Warranty Deed from Daniel Luna Venarske and Nancy Bates Venarske, tenants by the entirety, dated June 17, 2005 and recorded June 22, 2005 in Instrument No. 20050622-0071687, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3153 Lake Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 11th day of August, 2021,

Kristy J. Osmunson

Todd D. Thomas

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Kristy J. Osmunson and Todd D. Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2021.

Notary Public
My Commission Expires: 6-24-2023

