Karen Johnson Davidson County
Batch# 706975 DEEDWARR
08/30/2021 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $4,384.50
20210830-0116558

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:
3/19/23
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-02547

Address of New Owner:	Send Tax Bills to:	Tax Information:
Claudine Osipow and Daniel Osipow 951 Southside Pl Nashville, TN 37203	new owner	105 02 1B 002.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sub Innovations, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Claudine Osipow and Daniel Osipow, wife and husband**, hereinafter called the Grantees, their successors 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 Unit No. B on the plan of Homes at 949 Southside Place, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of Homes at 949 Southside Place, a Horizontal Property Regime with Private Elements of record in in Instrument No. 20160826-0089702, as amended in Instrument No. 20170614-0059890, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to SUB INNOVATIONS, LLC, by deed from PROGRESSIVE DEVELOPMENT, LLC, of record in Instrument No. 20170725-0074893, dated July 20, 2017, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 951 Southside Pl, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 20th day of August, 2021

Sub Innovations, LLC

BY: Jonathan S. Maxson
Jonathan S. Maxson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jonathan S. Maxson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Authorized Agent of Sub Innovations, LLC, and that as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office of Brentwood on this the 20th day of August, 2021.

JUDY A. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
Commission Expires: 3/19/23

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

