Karen Johnson Davidson County
Batch# 709713 DEEDWARR
09/03/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20210903-0118739

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 900,000.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 20 . Notary Public COMMISSION EXPIRES: (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT) REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Ostrander Marian Ostrander	Gardner Financial Services, LTD/ dba Legacy Mutual Mortgage	098-00-0-061
(NAME) 5345 John Hagar Road	(NAME) 3503 Paesanos Parkway	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Susan A. Basham and William R. Basham, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Ostrander and Marian Ostrander, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described land in Davidson County, Tennessee:

Parcels 61 and 195:
Land located in the 4th Civil District of Davidson County, Tennessee, being Tract No. 2 on a survey by John M. Sullivan, Engineer, dated June 17, 1972, and described according to said survey as follows:

Beginning at an iron pin in the southerly margin of John Hagar Road and thence S 4° 40' east 1180 feet to a point; thence S 89° 26' east 630.3 feet to a point; thence with a fence N 17° 03' west 300 feet to a point; thence N 16° 03' west 197 feet to a point; thence N 44° 25' west 200 feet to a point; thence N 47° 44' west 170 feet to a point; thence N 46° 40' west 130 feet to a point; thence N 2° 20' east 418 feet to a point in the southerly margin of John Hagar Road; thence westerly with said margin of said road S 79° 59' west 238.5 feet to the beginning and containing 11.3 acres, more or less.

Being the same property conveyed to Susan A. Basham, by Quitclaim Deed from Susan A. Basham, Personal Representative of the Estate of William Dodson Akin, dated 10/01/2020 and recorded 10/07/2020 as Instrument Number 20201007-0116474, in the official records of Davidson County Recording Office. The said William R. Basham, husband of the said Susan A. Basham, joins in this conveyance for the purpose of conveying any and all right, title and interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5345 John Hagar Road (House Number) (Street) (P.O. Address) Mt. Juliet, TN (City or Town) 37122 (Postal Zip)

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; 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, successors 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 31 day of August, 2021.

Susan A. Basham

William R. Basham

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Susan A. Basham and William R. Basham, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31 day of August, 2021.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell 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 8/30/24.

Affiant
Date: 8/31/24

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 31 day of Aug, 2024

Notary Public

My Commission Expires:

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