Karen Johnson Davidson County
Batch# 712160 DEEDWARRSP
09/09/2021 10:39:20 AM 5 pgs
Fees: $28.00 Taxes: $2,590.00

20210909-0120685

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

Record and return to:
Commerce Title & Escrow, LLC
513 3rd Ave South
Nashville, TN 37210
CTE File: TCW-21-PBend

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $700,000.00.

Chris Ford
Affiant

Subscribed and sworn to before me this the 31st day of August, 2021.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sanya L Arbogast
Notary Public

My Commission Expires: 8/28/24

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Patrick and Anne Osborne 2725 Pennington Bend Rd. Nashville, TN 37214	[SAME]	062-15-0-068.00 062-15-0-067.00 062-15-0-066.00 062-15-0-058.00 062-15-0-065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Carole M. Fitzpatrick and Laura L. Fitzpatrick, M.D., Trustees under the Alton B. Fitzpatrick Revocable Living Trust, dated April 13, 2018, as amended July 25, 2018** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Osborne and Anne Osborne, husband and wife** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to

certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2021 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date set forth below.

GRANTOR:

Carole M. Fitzpatrick and Laura L. Fitzpatrick, M.D., Trustees under the Alton B. Fitzpatrick Revocable Living Trust, dated April 13, 2018, as amended July 25, 2018

Carole M. Fitzpatrick, Trustee
Carole M. Fitzpatrick, Trustee

Laura L. Fitzpatrick, M.D., Trustee
Laura L. Fitzpatrick, M.D., Trustee

STATE OF Pennsylvania)
COUNTY OF Bucks

On this the 27th day of August, 2021, before me personally appeared **Carole M. Fitzpatrick and Laura L. Fitzpatrick, M.D., Trustees under the Alton B. Fitzpatrick Revocable Living Trust, dated April 13, 2018, as amended July 25, 2018**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged the execution of same as their free act and deed.

Witness the 30th day of August, 2021.

Denise Elizabeth Varallo
Notary Public

My Commission Expires: 10/25/21

Commonwealth Of Pennsylvania - Notary Seal
Denise Elizabeth Varallo, Notary Public
Philadelphia County
My Commission Expires October 25, 2021
Commission Number 1221607

EXHIBIT "A"
Legal Description

Property 1:
Commonly known as 0 Pennington Bend Road (Map/Parcel 062-15-0-068.00)

Land in Davidson County, Tennessee, being Reserved Parcel "A", as shown on the plan of Sutherland Heights Section 3, Resubdivison of Reserved Parcel, of record in Book 4060, Page 7, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Reserved Parcel "A" is described as follows: Beginning at a monument at the north rear corner of Lot No. 1; thence with the north line of said Parcel, South 87° 50' E 198 feet to a monument; thence South 3° 43' West 124.31 feet to a monument; thence South 3° 2' West 30.65 feet to a monument in the northeasterly line of Lot No. 1; thence with the line between Parcel "A" and Lot No. 1, in a northwesterly direction 247.65 feet to the beginning.

Property 2:
Commonly known as 2771 Pennington Bend Road (Map/Parcel 062-15-0-067.00):

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the plan of Sutherland Heights Section 3, Resubdivison of Reserved Parcel, of record in Book 4060, Page 7, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Lot No. 2 fronts 125 on the northerly side of Pennington Bend Road, and runs back 332.85 feet on the northwesterly line and 390 feet on the southeasterly line, which is a broken line, to a line in the rear on which it measures 265 feet.

Property 3:
Commonly known as 2775 Pennington Bend Road (Map/Parcel 062-00-0-066.00):

Being a tract marked "RESERVED, Not an individual building site" on the Plan of Section 3, Sutherland Heights, of record in Book 2663, Page 117, Register's Office of Davidson County, Tennessee, and described according to a copy of a survey by J. R. Wauford & Co., January 19, 1965 and being part of Lot No. 9, on the Plan of George I. Waddey's Subdivision of the Easterly Part of the I. W. Richardson Tract, in the 3rd Civil District of said County and described according to a copy of a survey made November 29, 1952, by Ralph W. C. Lambert, Surveyor as follows:

Beginning on the northwesterly margin of Lishwood Drive at the southwest corner of the property conveyed to Edwin B. Lay and wife, of record in Book 3863, Page 368, Register's Office for said County; thence with said Drive, South 41° 56' West 105 feet; thence westerly 400

feet to the easterly margin of Pennington Bend Road; thence with same, northwesterly 105 feet to the southwest corner of Lot No. 2 on the Plan of Sullivan Heights, Section 3, Resubdivision of Reserved Parcel of record in Book 4060, Page 7, said Register's Office; thence with the southerly line of said Lot No. 2, North 69° 40' East 245.7 feet and North 74° 25' East 144.3 feet; thence South 48° 04' East 245.7 feet and North 74° 25' East 144.3 feet; thence South 48° 04' East 188.77 feet to the beginning.

Property 4:
Commonly known as 2777 Pennington Bend Road (Map/Parcel 062-00-0-058.00):

Land in the 3rd Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 10 on the Map of George I. Waddey's Subdivision of the Easterly Part of I. W. Richardson 30 Acre Tract, not of record, described according to a survey made by S. R. Sanford Jr., Civil Engineer, May 15, 1937 and revised March 1939, as follows:

Said northerly one-half of said Lot No. 10 fronts 100 feet on the easterly side of Pennington Bend Road and extends back 396 feet more or less, on the northerly side and 370 feet, more or less on the southerly side, to a dead line in the rear, measuring 100 feet thereon.

Property 5:
Commonly known as 0 Lishwood Dr. (Map/Parcel 062-15-0-065.00)

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the plan of Sutherland Heights Section 3, Resubdivison of Reserved Parcel, of record in Book 4060, Page 7, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Lot No. 1 fronts 92.5 feet and 33.52 feet on the northwesterly side of Lishwood Drive and extends back 188.7 feet and 265.0 feet on the southwesterly line and extends back 189.60 feet and 247.65 feet on the northeasterly line to the rear on which it measures 94.0 feet.

Properties 1-5 being part of the same property conveyed to Alton B. Fitzpatrick from Pinnacle National Bank, Executor of the Estate of Ethel C. Fitzpatrick and Pinnacle National Bank, Trustee of the Family Trust u/w/o Brooks Fitzpatrick, by Quitclaim Deed dated June 1, 2011, recorded July 11, 2011, in Instrument No. 20110711-0053043, Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Carole M. Fitzpatrick and Laura L. Fitzpatrick, M.D., Trustees under the Alton B. Fitzpatrick Revocable Living Trust, dated April 13, 2018, from Alton B. Fitzpatrick, by Quitclaim Deed dated May 3, 2018, recorded May 11, 2018, in Instrument No. 20180511-0045522, in the Register's Office of Davidson County, Tennessee.