WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 899,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September 2021.

Notary Public

COMMISSION EXPIRES:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 713235 **DEEDWARR**
09/13/2021 10:05:13 AM 2 pgs
Fees: $13.00 Taxes: $3,329.63

20210913-0122032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany William Siragusa	Rocket Mortgage	130-08-0H-002-00
(NAME)	(NAME)	
4412 Estes Road	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Detroit. MI 48226	
(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, we, **Ronald N. Osteen and Cristal K. Osteen, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany William Siragusa,** a Single person , 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:

Land in Davidson County, Tennessee, being Unit No. 4412 on the Plan of Canebrook, a Horizontal Property Regime, as shown on Exhibit "B" of the Master Deed establishing a Horizontal Property Regime of Canebrook, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Regime Act as the same is set out in Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument No. 20010606-0058936, as amended in Instrument No. 20010911-0098568, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, further being located upon Lot No. 1 on the Plan of Resubdivision – Lots 15 & 16 Westhaven of record in Instrument No. 20000615-0059907, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ronald N. Osteen and wife, Cristal K. Osteen by Quitclaim Deed from Cristal K. Osteen of record in on Mary 19, 2009 as Instrument No. 20090519-0046089, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cristal K. Osteen by Warranty Deed from Bonnie Jean Hopper King, unmarried of record on November 21, 2006 in Instrument No. 20061121-0144668, Re, Register's Office for Davidson County, Tennessee.

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 4412 Estes Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37215 (Postal Zip)

File No.: 4765-21
Warranty Deed Individual eRec LES rev. 09-2018

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 3rd day of September 2021.

Ronald N. Osteen

Cristal K. Osteen
By: Ronald N. Osteen, Attorney in Fact

STATE OF TENNESSEE
COUNYT OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Ronald N. Osteen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 3rd day of September 2021.

Notary Public

Commission Expires: 1/3/22

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

STATE OF TENNESSEE
COUNYT OF DAVIDSON

On this 3rd day of September 2021, before me personally appeared, **Ronald N. Osteen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Cristal K. Osteen** and acknowledged that he executed the same as the free act and deed on behalf of **Cristal K. Osteen.**

WITNESS my hand and seal this 3rd day of September 2021.

Notary Public

Commission Expires: 1/3/22

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

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