WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

LIZ DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy E. Osborne Neal P. Osborne	NEW OWNER	08407001600
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 718294 DEEDWARR 09/16/2021 02:01:30 PM 3 pgs Fees: $18.00 Taxes: $1,665.00 20210916-0124760
3207 Merlyn Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Carolyn Wright Turner, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Timothy E. Osborne, a married man and Neal P. Osborne, a married man, tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 50 on the Plan of Sunny Acres, Section 3, as of record in Book 2663, Page 92, Register's Office for said County.

Said Lot No. 50 fronts 135 feet on the northerly side of Windemere Drive and runs back between parallel lines 299.7 feet to a line on which it measures 135 feet thereon.

Being the same property conveyed to William B. J. Turner and wife, Carolyn W. Turner by Warranty Deed from Alvie W. Willis and wife, Margie F. Willis, dated 10/04/1978 and recorded 10/11/1978, of record in Book 5349, Page 409, Register's Office for Davidson County, Tennessee.

The said William B. J. Turner died on 10/20/2013, leaving the said Carolyn Wright Turner the sole surviving tenant by the entirety.

Subject To (1) All matters shown on the plat of record in Plat Book 2663, Page 92, (2) Covenants, conditions, easements and restrictions recorded in Book 2811, Page 170 and Amendment Declaration of record in Book 3828, Page 655, (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Book 4366, Page 177, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2752 Windemere Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of September, 2021.

Carolyn Wright Turner

Carolyn Wright Turner

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Wright Turner,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of September, 2021.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1380171
Warranty Deed TN

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 Sept. 14, 2021.

Tracey Trumphour
Affiant
Date: 9-14-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY