Name and Address of New Owner:
Roberta Osgood
8300 Sawyer Brown Rd, Unit H - 304
Nashville, TN 37221

Send Tax Bills To: Roberta Osgood
8300 Sawyer Brown Rd, Unit H-304
Nashville, TN 37221

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 723736 DEEDWARR
09/24/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210924-0128785

Map & Parcel No: 142-05-0B-046.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cornelia S. Greene, a/k/a Cornelia A. Greene, unmarried, by and through her Attorney in Fact, Barbara Coughlin**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roberta Osgood, an unmarried woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. H-304, together with the carport designated No. H-304-C, Section Three, River Plantation, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Davidson County, Tennessee, as shown on the plat of River Plantation Condominium Apartments, recorded in Plat Book 4675, page 75, 76, and 77 amended in Plat Book 4675, page 103, 104, and 105, said Register's Office for said county, to which reference is here made.

Being the same property conveyed to Cornelia S. Greene by Warranty Deed from Lynn M. Smith and wife, Joan S. Smith, of record in Book 6049, page 620, Register's Office for Davidson County, Tennessee, dated May 02, 1983 and recorded on May 03, 1983 and re-recorded on May 16, 1983 in Book 6057, Page 231. (Value or consideration shown in aforementioned deed $68,750.00.)

Being also known as 8300 Sawyer Brown Road, Unit H-304, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of September, 2021.

Cornelia S. Greene by Barbara Coughlin, her attorney-in-fact (SEAL)
Cornelia S. Greene by Barbara Coughlin, her Attorney-In-Fact
Pursuant to Power of Attorney of record RODCT, Instrument Number 202109240128784

STATE OF KENTUCKY
COUNTY OF Fayette

On this the 17 day of September, 2020, before me personally appeared **Barbara Coughlin** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Cornelia S. Greene, a/k/a Cornelia A. Greene,** and acknowledged that she executed the same as the free act and deed of the said **Cornelia S. Greene.**

MOLLY P. TILTON
Notary Public-State at Large
KENTUCKY - Notary ID # 614998
My Commission Expires January 27, 2023

Molly P. Tilton #614998
Notary Public
My commission expires: 01 27 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Utley
(Affiant)

Sworn to and subscribed before me this 17th day of September, 2021.

Christen T. Rabe
Notary Public
My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. 2021-1787

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 September 17, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

