Karen Johnson Davidson County
Batch# 725368 DEEDWARR
09/28/2021 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210928-0130311

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2021.

Notary Public

My commission expires: 3-13-25

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GARY JACK ROBERTS III	New Owner	181-14-OA-125.00 CO
8430 Charbay Circle		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELENA K. OSSI, NOW KNOWN AS ELENA OSSI WILSON AND THOMAS LEONARD WILSON, II**, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARY JACK ROBERTS III, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 179 on the plan of The Villas at Concord Place, Phase 3, as shown on Exhibit "A-1" in the Second Supplemental Declaration (Annexing Phase 3) to Declaration of Protective Covenants, Conditions and Restrictions and Easements for The Villas at Concord Place, a Horizontal Property Regime with Private Elements, established by Declaration of record as Instrument No. 20050922-0114218, supplemented and made applicable as Instrument No. 20060731-0092350, and further amended as Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ELENA K. OSSI, AN UNMARRIED WOMAN, by deed from CALEB KEY, MARRIED, of record as Instrument No. 20180402-0030286, dated March 30, 2018, said Register's Office.
ELENA K. OSSI HAVING SINCE MARRIED THOMAS LEONARD WILSON, II.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 8430 Charbay Circle, Brentwood, TN 37027.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his heirs 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 my/our hand(s) this 22nd day of September,2021

Elena Ossi Wilson
ELENA OSSI WILSON EW

Thomas Leonard Wilson II
THOMAS LEONARD WILSON, II

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ELENA OSSI WILSON AND THOMAS LEONARD WILSON, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Tonya Loftin, 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 22, 2021**.

Date

Tonya Loftin
Affiant Signature

September 27, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of September, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)