This instrument prepared by and
When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14177-RL-sb

Karen Johnson Davidson County
Batch# 748982 DEEDWARR
11/03/2021 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $560.55
20211103-0147240

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$151,500.00**.

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 1st 28th day of ~~November~~ October, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Quincy Bernard Ellison and Miriam Kraatz 2509 Whites Creek Pike Nashville, TN 37207	Quincy Bernard Ellison and Miriam Kraatz 2509 Whites Creek Pike Nashville, TN 37207	070 04 0 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Ronald W. Osborne, a married man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Quincy Bernard Ellison and Miriam Kraatz, husband and wife, hereinafter called the Grantee(s), his/her/their heirs 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 Lot No. 31 on the Subdivision of Haynies Cleveland Plan, as of record in Book 161, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald W. Osborne, married, by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20150616-0057143, in the Register's Office of Davidson County, Tennessee, dated June 12, 2015 and recorded on June 16, 2015.

Being the same property conveyed to The Secretary of Housing and Urban Development, of Washington, D.C., by Substitute Trustee's Deed from Jon Paul Harper, single man, of record in Instrument No. 20150415-0033178, in the Register's Office of Davidson County, Tennessee, dated April 14, 2015 and recorded on April 15, 2015.

Being the same property conveyed to Jon Paul Harper, single man, by Warranty Deed from Edward A. Morris, Jr., of record in Instrument No. 20080623-0064125, in the Register's Office of Davidson County, Tennessee, dated June 17, 2008 and recorded on June 23, 2008.

This property was not the primary residence of Grantor, his spouse, or dependents.

☐ This is improved property located at: **2413 Whites Creek Pike, Nashville, TN 37207**.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~1st~~ 28th day of ~~November~~ October, 2021.

GRANTOR:

Ronald W. Osborne

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald W. Osborne, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~1st~~ 28 day of ~~November~~ October, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202111030147240

Certificate of Authenticity

I, **HADLEY ROPER ,** do hereby make oath that I am 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 Oct. 29.2021.

Hadley Roper
Affiant Signature

10/29/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10/29/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

