Karen Johnson Davidson County
Batch# 749144 DEEDWARR
11/04/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20211104-0147478

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0871

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clay Taylor Jones and wife, Clare Osborne	Truist Bank	Map: 10410007200
(NAME) 337 Chesterfield Ave.	(NAME) PO Box 79041	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS ($800,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN E. OSBORNE AND TERESA V. OSBORNE, HUSBAND AND WIFE,

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

CLAY TAYLOR JONES AND WIFE, CLARE OSBORNE,

HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 33 on the Plan of Bransford Realty Co's West End Heights, of record in Book 332, page 124 and 125, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 60 feet on the Southwesterly margin of Chesterfield Avenue and extend back 153 feet, more or less, on the Northwesterly line and 167.4 feet, more or less, on the Northwesterly

line and 167.4 feet, more or less, on the Southeasterly line to a dead line in the rear, measuring 66.1 feet thereon.

Being the same property conveyed to John E. Osborne and Teresa V. Osborne, husband and wife, by deed from Charles P. Blackburn, of record in Instrument No. 20210407-0045984, dated April 6, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 332, Page 124 and 125, said Register's Office; (3) Right of Way Deed with Easements to State of Tennessee of record in Book 4732, Page 752, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 337 Chesterfield Ave., Nashville, TN 37212
(House No.) (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 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. 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 29th day of October, 2021.

John E. Osborne

Teresa V. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Osborne and Teresa V. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of October, 2021.

My Commission Expires: 3/6/24

Notary Public

TRISHA NICHOLLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 October 29, 2021.

(AFFIANT) – Karen Suggs

10/29/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of October, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY