Karen Johnson Davidson County
Batch# 767478 DEEDWARR
12/03/2021 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20211203-0160798

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Judy Lynne Frey & Elizabeth Rachele Buchanan
4833 Everest Drive
Old Hickory, TN 37138

**SEND TAX BILL TO:**
Bond Mortgage, LLC
318 Seaboard Lane Ste 310
Franklin, TN 37067

**MAP/PARCEL 065-09-0-034.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen D. Osborn and wife, Karen Osborn, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Judy Lynne Frey, an unmarried woman, and Elizabeth Rachele Buchanan, ab unmarried woman, as joint tenants with right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Sherwood Forest, Section Three of record in Plat Book 4460, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 67 fronts 75.0 feet on the Northwesterly margin of Everest drive and extends back 140.13 feet on the Southwesterly line and 140.11 feet on the Northeasterly line to a line on the rear on which it measures 75.0 feet.**

**Being the same property conveyed to Stephen D. Osborn and wife, Verbal D. Osborn by Warranty deed from Robert E. Fritz and wife, Sherron A. Fritz, who is one and the same as Sharron A. Fritz of record in Book 5082, page 24, Register's Office for Davidson County, Tennessee, dated October 16, 1976 and recorded on October 25, 1976.**

This is improved property known as: **4833 Everest Drive, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 30th day of November, 2021.

**WITNESS MY HAND** on this the 30th day of November, 2021.

**Stephen D. Osborn**

**Karen Osborn**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Stephen D. Osborn and Karen Osborn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of November, 2021.

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 3/2/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $401,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/2025

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 210812

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, 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 November 30, 2021

Affiant Signature

Date: 12-1-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of December, 2021

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024