Karen Johnson Davidson County
Batch# 771236 DEEDWARR
12/09/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20211209-0163568

WARRANTY DEED

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miracle F. Osborne	Miracle F. Osborne	095050B07400CO
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 48	2120 Lebanon Pike, Unit 48	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Clifford G. Love, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Miracle F. Osborne, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 48 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Clifford G. Love, unmarried by Warranty Deed from R. J. York Homes, LLC, dated 02/24/2004 and recorded 03/05/2004, of record in Instrument 200403050025506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; Covenants, conditions, easements and restrictions recorded in Instrument 200108060083543, and Amendments recorded in Instrument 200207090082357, Instrument 200304250055753, Instrument 200310070147961 and Instrument 200404190043570, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of recorded in Book 6303, Page 696, and Instrument 200403190031672, Register's Office for Davidson County, Tennessee; Deed of Easement recorded in Instrument 200310070147962, Register's Office for Davidson County, Tennessee; Charter of Easthaven Townhome Owners Association, Inc., of record in Instrument 200108060083542, and Instrument 200207090082356, Register's Office for Davidson County, Tennessee; Quitclaim Deed to the Easthaven Townhome Owners Association of record in Instrument 200207090082358, and Instrument 200207100083021, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2120 Lebanon Pike, Unit 48, Nashville, TN 37210

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of December, 2021.

Clifford G. Love

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford G. Love, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of December, 2021.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202112090163568

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 Dec. 6, 2021.

Hadley Roper
Affiant Signature

12/6/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/6/2021.

Lambrecht
Notary's Signature

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

Notary's Seal

