Karen Johnson Davidson County
Batch# 779462 DEEDWARRSP
12/23/2021 12:58:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20211223-0169905

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2021.

Notary Public

My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hudson Row, LLC	New Owner(s)	071-14-0-258.00
3823 Wareham Dr		
Thompson's Station, TN 37179		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JOYCE OSBORNE, AN UNMARRIED WOMAN AND REBECCA SCARBROUGH, A MARRIED WOMAN****, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUDSON ROW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Nos. 3,4, 46 and 47 on the Map of J. B. Haynie's Gladstone Addition, of record in Book 161, pages 10 and 11, Register's Office for said County.

Said Lots No. 3 and 4 adjoin and front together 80 feet on the southerly side of Whites Creek Pike and extend back between lines 135 feet on the easterly line of Lot No. 3 and 141 feet on the westerly line of Lot No. 4 to an alley in the rear on which they measure 80 feet, more or less.

Said Lots No. 46 and 47 adjoin and front together 80 feet on the northerly side of Spurgeon Street and extend back between parallel lines 125 feet to an alley.

Being the same property conveyed to Madgie Utley, a widow by Warranty deed from James H. Summers and wife, Doris Summers of record in Book 3574, page 55, Register's Office for Davidson County, Tennessee, dated June 17, 1963 and recorded on June 22, 1963.

Notice of Inheritance of Real Property, recorded on December 10, 2014 in Instrument No. 20141210-0112968.

Being the same property conveyed to Joyce Osborne and Rebecca Scarbrough by Quitclaim deed from Joyce Osborne and Rebecca Scarbrough of record in Instrument No.

20210413-0049152 Register's Office for Davidson County, Tennessee, dated April 12, 2021 and recorded on April 13, 2021.

Being also known as 1112 Baptist World Center Drive, Nashville, Tennessee 372075417.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1112 Baptist World Center Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

** This being investment property only, having never been the personal residence of either Grantor at any time, Grantors warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of December, 2021.

Joyce Osborne

Joyce Osborne

Rebecca Scarbrough

Rebecca Scarbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joyce Osborne and Rebecca Scarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2021.

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25