THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 2 Cadillac Drive Brentwood, TN 37027 P22-10054-PL	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,050,251.00. Margaret A Bayer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF APRIL, 2022. D. Sandra Woods Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 844268 DEEDWARR
04/22/2022 01:02:36 PM 2 pgs
Fees: $13.00 Taxes: $3,885.93
20220422-0046887

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony P. Osborne and Jennifer S. Osborne	Celebrity Home Loans LLC	
1121 Woodvale Drive	One Grand America Plaza Ste 800	131-04-0-147.00
Nashville, TN 37204	Oakbrook Terrace IL 60181	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kathryn S. Pope, aka Kathryn Stephenson Pope, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony P. Osborne and Jennifer S. Osborne, husband and wife,**

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 Lot No. 4 and the Easterly one-half of Lot No. 3, Block 20, on the Plan of College Park of record in Plat Book 843, Page 29, 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. 4 and the Easterly one-half of Lot No. 3 of Block 20 fronts 90 feet on the Northerly margin of Woodvale Drive and extends back between parallel lines 165 feet more or less, to a dead line.

Being the same property conveyed to Kathryn Stephenson Pope, unmarried by Warranty deed from Lee Bradshaw, married of record in Instrument No. 20120926-0087800 Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 26, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1121 Woodvale Drive, Nashville, TN 37204**

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 I do covenant with the said GRANTEES that I am 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 myself, my 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 the 20th day of April, 2022.

Kathryn S. Pope aka Kathryn Stephenson Pope

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn S. Pope aka Kathryn Stephenson Pope,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of April, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY