WARRANTY DEED

Karen Johnson Davidson County
Batch# 861550 DEEDWARR
05/24/2022 11:02:51 AM 2 pgs
Fees: $13.00 Taxes: $2,131.94

20220524-0060067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $576,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pk., Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osman Real Estate Ventures,LLC	Osman Real Estate Ventures,LLC	
(NAME)	(NAME)	
916 Falling Water Ct.	916 Falling Water Ct.	126 16 0A 477.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, WE, **DANNY T. BEDELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OSMAN REAL ESTATE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 174, on the Plan of Final Plat of Riverwalk, Phase 2D, of record in Instrument No. 20041020-0126324, as Corrected in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Danny T. Bedell, unmarried , by Quitclaim Deed from Katherine A. Bedell, unmarried, of record in Instrument No. 20220504-0051714, in the Register's office for Davidson County, Tennessee, dated May 3, 2022 and recorded on May 4, 2022.

Being the same property conveyed to Danny T. Bedell and wife, Katherine A. Bedell, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument No. 20050614-0068024, in the Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded on June 14, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 913 Falling Water Ct., Nashville, TN 37221
(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 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 my hand this 23rd day of May, 2022

DANNY T. BEDELL

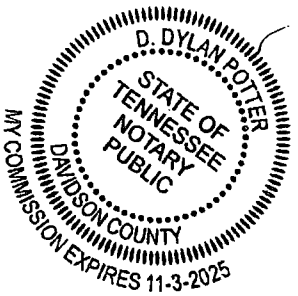
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny T. Bedell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of May, 2022.

Commission expires:



Notary Public