Karen Johnson Davidson County
Batch# 877940 DEEDWARR
06/27/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,782.40
20220627-0072875

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
22-B-128

WARRANTY DEED

THIS INDENTURE is made and entered into this 8 day of June, 2022 by and between Raymond E. Perryman and wife, Karen F. Perryman, hereinafter referred to as GRANTOR, and OSOTEN4042 LLC, a Florida limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 29 in Isaac Paul's Elysian Grove Property of record in Plan Book 1, page 134, Chancery Court at Nashville, Tenn., and described as follows:

Beginning at a point on the eastern margin of Third Ave. So., formerly College St., 61 feet north from the northeasterly corner of Third Avenue South and Mallory St.; running thence northerly along the east boundary of Third Avenue So., 30 feet to the southwest corner of Lot No. 30 in said Plan; thence with the line of Lot 30, eastwardly and at right angles with Third Avenue South 135 feet to an alley; thence southwardly with the westerly line of said alley, 30 feet to a point; thence westerly 135 feet to the beginning.

Being the same property conveyed to Raymond E. Perryman and wife, Karen F. Perryman, by Warranty Deed from George R. Patterson, a single person, dated January 16, 1985, recorded January 17, 1985, of record in Book 6476, page 406, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1042 3rd Ave. South, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Raymond E. Perryman

Karen F. Perryman

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Raymond E. Perryman and wife, Karen F. Perryman, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 8 day of June, 2022.

Susan L Jackson
Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

My Commission Expires:_____

Name and Address of Property Owner:
OSOTEN4042 LLC
675 West Paces Ferry Road Northwest, Unit 10
Atlanta, GA 30327

Send Tax Statements to:
New Owner

M&P 10503006300

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $752,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8th day of June, 2022.

Carmen Coats
Notary Public

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 06/22/2022 ____ (date of document).

Affiant Signature

06/22/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025