Karen Johnson Davidson County
Batch# 891814 DEEDWARR
07/21/2022 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,338.40
20220721-0083466

WARRANTY DEED

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben Martinez Barricarte and Janet G. Markle	NEW OWNER	
(NAME) 332 Elmington Avenue	(NAME)	104-10-0C-012.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **AARON M. OSHER, UNMARRIED, AND RONALD A. OSHER AND STEPHANIE J. OSHER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBEN MARTINEZ BARRICARTE AND JANET G. MARKLE, 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 a certain Condominium Apartment Unit F-12, as shown on the map entitled 2nd Revised Plan of Elmington Condominium, of record in Plat Book 4660, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Aaron M. Osher, unmarried, and Ronald A. Osher and Stephanie J. Osher, husband and wife, as tenants in common with rights of survivorship, by Warranty deed from Jennifer N. Gray, unmarried of record in Instrument No. 20190617-0057727 Register's Office for Davidson County, Tennessee, dated June 13, 2019.

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 332 Elmington Avenue, Nashville, TN 37205
(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 19th day of July, 2022

AARON M. OSHER

BY: Aaron M. Osher by Kevin D. Montgomery, attorney in fact

KEVIN D. MONTGOMERY, ATTORNEY IN FACT

RONALD A. OSHER

BY: Ronald A. Osher by Kevin D. Montgomery, attorney in fact

KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STEPHANIE J. OSHER

BY: Stephanie J. Osher by Kevin D. Montgomery, attorney in fact

KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of July, 2022, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Aaron M. Osher, Ronald A. Osher and Stephanie J. Osher and acknowledged that they executed the same as the free act and deed of Aaron M. Osher, Ronald A. Osher and Stephanie J. Osher.

Witness my hand and official seal this 19th day of July, 2022

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Commission expires: My Commission Expires November 26, 2022

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/19/22

GEORGE E. MUDTER, JR.
Dated 7/19/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/19/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

