This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18349-DJ

Karen Johnson Davidson County
Batch# 899173 DEEDWARR
08/04/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220804-0089023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Kirsten Vinder
Affiant

Subscribed and sworn to before me, this the 4th day of August, 2022.

Bria Sawyers
Notary Public
My Commission Expires: 9/30/2024

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Northern Horizons, LLC 200 Lewis Street Reynoldsville, PA 15851	New Owner	095-12-0-227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jerry D. Fray and Margot Fray, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Northern Horizons, LLC, a 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 all of Lot No. 1, Big Tree Estates, according to survey and plat of same appearing of record in Plat Book 6900, page 485, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jerry D. Fray and Margot Fray, husband and wife by Warranty Deed from Peter Jerome Osborne and Sidney Osborne, sole heir of Dennis Nolan Osborne, deceased, dated April 26, 2021, recorded April 27, 2021, of record in Instrument No. 20210427-0056354, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Peter Jerome Osborne, a one-half (1/2) undivided interest and Dennis Nolan Osborne, a one-half (1/2) undivided interest by Quitclaim Deed from Graylynn Properties, LLC, dated November 5, 2009, recorded November 6, 2009, of record in Instrument No. 20091106-0102775, said Register's Office. The said Dennis Nolan Osborne having since died on February 29, 2012, his one-half (1/2) undivided interest vesting in Sidney Osborne his sole heir at law pursuant to the Affidavit of Scrivener's Error being dated August 4, 2022 and recorded August 4, 2022 in Instrument No. 20220804-0088855 which enters the Affidavit of Heirship into record that Sidney Osborne is the sole heir at law of Dennis Nolan Osborne.

This is ☒ improved or ☐ unimproved property located at: **267 Graylynn Drive, Nashville, TN 37214**

202208040089023

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2022.

GRANTOR:

Jerry D. Fray

Margot Fray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry D. Fray and Margot Fray, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of July, 2022.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/04/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/04/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 **day of** August **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM