Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-EV-22-1121

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 905008 DEEDWARR
08/18/2022 10:58:27 AM 2 pgs
Fees: $13.00 Taxes: $3,922.00

20220818-0093641

Ivey Title, LLC Ref: (DW) Title No.: 62771
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Manor Homes LLC 4511 Price Circle Rd Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13104014700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,060,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony P. Osborne and Jennifer S. Osborne, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Manor Homes LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, 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 Anthony P. Osborne and Jennifer S. Osborne by Warranty Deed from Kathryn S. Pope, aka Kathryn Stephenson Pope, unmarried, dated April 20, 2022 and recorded on April 22, 2022, of record in Instrument No. 20220422-0046887, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan of record in Book 843, page 29, said Register's Office.

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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of August, 2022.

Anthony P. Osborne

Jennifer S. Osborne

State of Tennessee

County of Davidson

On this 16th day of August, 2022, before me the undersigned authority, personally appeared Anthony P. Osborne and Jennifer S. Osborne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 07/09/24

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,060,000.00.

Affiant

Sworn and subscribed before me this 16th day of August, 2022.

Notary

My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024