WARRANTY DEED

Karen Johnson Davidson County
Batch# 928069 DEEDWARR
10/11/2022 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $932.40
20221011-0111523

File No. DH-22-3341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OMSS Investments, LLC	**Same as New Owner**	
(NAME) **935 E Trinity Lane**	(NAME)	059-16-0-213.00
(ADDRESS) **Nashville, TN 37207**	(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, I/we, **Ronald G. Hardin, Donald R. Hardin Jr., Carlos C. Gordon, and Dennis Jason Senter**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OMSS Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District Annexed (formerly 12th Civil District) Davidson County, Tennessee, being Lot No. 178 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more particular description of said lot.

Being the same property conveyed to Susan D. Gordon, unmarried by Warranty deed from Jones Homes, Inc., a Tennessee Corporation of record in Book 4747, page 99, Register's Office for Davidson County, Tennessee, dated September 14, 1973 and recorded on September 18, 1973. The said Susan D. Gordan aka Susan Senter Issac subsequently died on or about August 29, 2001. SEE ALSO: Affidavit of Heirship Recorded on June 03, 2022 in Instrument No. 20220603-0064383 Register's Office for Davidson County, Tennessee,

This is property more commonly known as 2812 Old Matthews Road, Nashville, TN 37207.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7th day of October, 2022.

Ronald G. Hardin

Donald R. Hardin, Jr.

Carlos C. Gordon

Dennis Jason Senter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of October, 2022, before me personally appeared Ronald G. Hardin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of October, 2022.

Notary Signature
My commission expires:

JOHN HINTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of October, 2022, before me personally appeared Donald R. Hardin, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of October, 2022.

Notary Signature
My commission expires:

JOHN HINTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of October, 2022, before me personally appeared Carlos C. Gordon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of October, 2022.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2022, before me personally appeared Dennis Jason Senter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2022.

Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Dawnielle Hardwick, 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 October 7, 2022.

Date

Affiant Signature

October 7, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 20 22.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025