Karen Johnson Davidson County
Batch# 931125 DEEDWARR
10/18/2022 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,779.70
20221018-0113738

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return to:** **First Title & Escrow Co., Inc.** **FTEC File No. 373-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $481,000.00. Affiant Subscribed and sworn to before me this 17th day of October, 2022. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Aly Oswald, Daniel Oswald 1217 Sunnymeade Drive Nashville, TN 37216	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 06115013800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spencer R. Tenbarge and Megan K. Tenbarge, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Alycia Jo Oswald, an unmarried woman and Daniel M. Oswald, a married man** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1217 Sunnymeade Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 17th day of October, 2022.

Spencer R. Tenbarge
by GGP, Atty-In-Fact
Spencer R. Tenbarge by Gerald G. Patterson,
his attorney-in-fact

Megan K. Tenbarge
by GGP, Atty-In-Fact
Megan K. Tenbarge by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Spencer R. Tenbarge, and he is authorized by Spencer R. Tenbarge to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of October, 2022.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Megan K. Tenbarge, and he is authorized by Megan K. Tenbarge to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of October, 2022.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 76 and the Easterly 20 feet of Lot Number 77 of Block "D" on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot Number 76 and the Easterly 20 feet of Lot Number 77 front together 70 feet on the Northerly side of Sunnymeade Drive and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Spencer R. Tenbarge and Megan K. Tenbarge, husband and wife, by deed dated July 26, 2019 from John M. Hooten and Sara E. Hooten, husband and wife, of record in Instrument No. 20190729-0074415, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 06115013800.
2. All matters appearing on the Plan of record as Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

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 October 18, 2022 (date of document).

Affiant Signature

October 18, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023