THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942470** Karen Johnson Davidson County Batch# 938622 DEEDWARR 11/07/2022 01:43:30 PM 3 pgs Fees: $18.00 Taxes: $1,942.50 20221107-0119650	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2022. Notary Public My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

WARRANTY DEED

Address New Owner: Candace Osborne 2340 Alteras Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 09 0A 572.00

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, **Susanna Claire Marshall-Kimball and Scott Walter Marshall-Kimball, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Candace Osborne, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 546 on the Plan of Section One of Phase Eight, Lenox Village, of record in Plat at Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and description of the property.

Being the same property conveyed to Susanna Claire Marshall and Scott Walter Kimball, wife and husband, by Warranty Deed Opendoor Property Acquisition LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190108-0001930, in the Register's Office of Davidson County, Tennessee, dated January 03, 2019, and recorded on January 08, 2019. Susanna Claire Marshall and Susanna Clair Marshall-Kimball being one and the same person. Scott Walter Kimball and Scott Walter Marshall-Kimball being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Phase Eight, Lenox Village, as recorded in Instrument No. 20060824-0104608.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Lenox Village, as recorded in Plat Instrument No. 20020319-0033866.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 and Supplemental Declaration recorded in Instrument No's 20040526-0062220 (Correction recorded in Instrument No. 20050113-0005133); 20060321-0032383; Ratification Amendment recorded in Instrument No. 20080403-0033974 and amendment recorded in Instrument No. 20220228-0022407.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 and Supplemental Master Deed recorded in Instrument No's 20021226-0158459 and 20060321-0032382.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No's 20010918-0100849; 20010918-0100850; 20010918-0100851 and 20010918-0100852.

Easement for Grant to Comcast of Nashville I, LLC, recorded in Instrument No. 20130916-0097049.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051213-0149579.

This is improved property located at 2340 Alteras Drive Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 4th day of November, 2022.

Susanna Claire Marshall-Kimball

Scott Walter Marshall-Kimball

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susanna Claire Marshall-Kimball and Scott Walter Marshall-Kimball, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 4, 2022**.

Affiant Signature

November 4, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

4th day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

