G#36376-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 942733 DEEDWARR
11/18/2022 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $3,200.50
20221118-0122702

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$865,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2022.

Notary Public

My commission expires: February 20, 2023
(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chad Uram and Stephanie Uram	SIRVA Mortgage, Inc.	**17300008100**
935 Barnes Road	6200 Oak Tree Blvd. Ste 300	
Antioch, TN 37013	Independence, OH 44131	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Norma Oswald, an un-remarried widow

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Uram and Stephanie Uram, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain tract or parcel of land lying and being in the 5th Civil District of Davidson County, Tennessee, also being the 31st Councilmanic District, owned by Raymond A. Claxton and wife, Norma G. Claxton, as recorded in Book 6716, Page 760, in the Register's Office of Davidson County (R.O.D.C.), shown as Parcel I.D.: 17300008100, and is more particularly described as follows:

COMMENCING at an iron rod found at the right-of-way radius return of Barnes Road and Old Hickory Boulevard on the North line of the Jones property as recorded in Instrument No.: 20131227-0130509, R.O.D.C., Parcel I.D.: 173000023900; thence, along the South right-of-way of Barnes Road, North 83 degrees 07' 59" West, 416.30 feet to an iron rod found at the Northwest corner of the aforementioned Jones property, also being the Northeast corner of a second tract of land owned by Jones, specifically Steven Michael Jones, William Ernest Jones, Ronald Steven Jones, and Lisa J. Haddock, as recorded in Instrument No.: 20121113-0104109, R.O.D.C., being Parcel I.D.: 17300008200; thence, continuing along the Barnes Road South right-of-way, North 83 degrees 07' 59" West, 395.80 feet to an iron pin set at the Northwest corner of the Jones Property, also being the Northeast corner of the herein described tract and being the true point of BEGINNING; thence, leaving the South right-of-way of Barnes Road and following along an old woven wire fence, the common line between Jones and Claxton (the herein described tract), the following four (4) calls: (1) South 04 degrees 17' 30" West, 178.38 feet to an iron rod found, (2) South 00 degrees 10' 03" East, 182.77 feet to an iron rod found, (3) South 00 degrees 37' 17" West, 140.65 feet to an iron rod found, (4) South 06 degrees 02' 45" East, 91.07 feet to an iron rod found at the Southwest corner of Jones and the Southeast corner of the herein described tract, also being on the North line of the Mill Run Subdivision, Phase 1, Open Space and drainage easement as recorded in Book 11700, Page 27, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20000217-0016180, R.O.D.C., being Parcel I.D.: 173150A06700CO; thence, following the North line of Mill Run Subdivision, Phase 1, North 82 degrees 22' 18" West, 373.04 feet to a point on the centerline of Mill Creek, being the Northwest corner of Mill Run Subdivision, Phase 1, and being the Northeast

corner of Mill Creek Subdivision, Phase 2, Open Space and drainage easement as recorded in Instrument No.: 20011009-0109754, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20011219-0139981, R.O.D.C., being Parcel I.D.: 173150A14500CO, thence, following the centerline of Mill Creek, being the common line between Mill Run Subdivision, Phase 2, and the herein described tract, the following three (3) calls: (1) South 49 degrees 49' 31" West, 156.60 feet, (2) South 59 degrees 10' 43" West, 337.54 feet, (3) South 47 degrees 04' 28" West, 259.55 feet to a point on the centerline of Mill Creek, being a corner of Stanford Village, Section One, Open Space, as recorded in Instrument No.: 20000204-0012060, R.O.D.C., owned by Stanford Village Homeowners Association as recorded in Instrument No.: 20040422-0045791, R.O.D.C., being Parcel I.D.: 173110A04700CO; thence, leaving said Mill Creek centerline and following the common line between Stanford Village, Section One, Open Space and the herein described tract, North 32 degrees 26' 35" East, 820.89 feet to an iron rod found at a corner of Lot 105 Stanford Village, Section One, owned by Cory Piper as recorded in Instrument No.: 20180315-0024501, R.O.D.C., being Parcel I.D.: 173110A0400CO; thence, following the East line of Lot 105, North 32 degrees 28' 24" East, 111.85 feet to an iron rod found at the common corner between the aforementioned Stanford Village, Section One, Lot 105, and Lot 106 owned by David Brian Hook and wife, Leisa Hook, as recorded in Instrument No.: 20160321-0026798, R.O.D.C., being Parcel I.D.: 173110A04100CO, R.O.D.C., and Stanford Village, Section 4, Lot 114, as recorded in Instrument No.: 20020425-0051154, R.O.D.C., owned by AMH 2014-2 Borrower, L.L.C. as recorded in Instrument No.: 20140924-0087569, R.O.D.C., being Parcel I.D.: 173110A11400CO; thence, following the common line between Lot 114 Stanford Village, Section Four, and the herein described tract, North 32 degrees 25' 53" East, 288.89 feet to an iron pin set at the Northeast corner of Lot 114, and the Northwest corner of the herein described tract, being on the South right-of-way of Barnes Road; thence, along said South right-of-way, South 83 degrees 13' 10" East, 320.95 feet to an iron pin set, being the POINT OF BEGINNING. containing 8.12 Acres, more or less, or 353,601.52 square feet, more or less.

BEING the same property conveyed to John R. Oswald and Norma Oswald, husband and wife, by Warranty Deed dated February 15, 2019, from Equitylink Properties, LLC, a Nevada limited liability company, of record in Instrument No. 20190220-0015253, Register's Office for Davidson County, Tennessee. Said interest is now vested in Norma Oswald as surviving tenant by the entirety, the said John R. Oswald having died on April 3, 2022.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) Easement for gas lines to Gulf Interstate Gas Company of record in Book 2590, Page 545, Register's Office for Davidson County, Tennessee;

2) Right-of-Way Agreements to Gulf Transmission Company of record in Book 4218, Page 425, and in Book 4229, Page 43, and Partial Release of Right-of-Way of record in Book 11208, Page 14, Register's Office for Davidson County, Tennessee;

3) Right-of-Way Easement for a Sanitary Sewer Line of record in Book 11263, Page 503, said Register's Office;

4) A 30 foot temporary Ingress/Egress Easement as set out in the Deed of record in Book 11263, Page 506, said Register's Office;

5) Agreement Regarding Use of Property for Flood Plain Calculations of record in Book 11493, Page 254, Register's Office for Davidson County, Tennessee;

6) Easement for the flow of Mill Creek; and,

7) Taxes for the current year which have been prorated between the parties and paid by the herein Grantor and the Grantees assume any subsequent years property taxes, not yet due and payable.

This is improved property, known as: **935 Barnes Road, Antioch, TN 37013**.

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 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(s) this **17th** day of **November, 2022.**

Norma Oswald

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Norma Oswald,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this **17th** day of **November, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 17, 2022

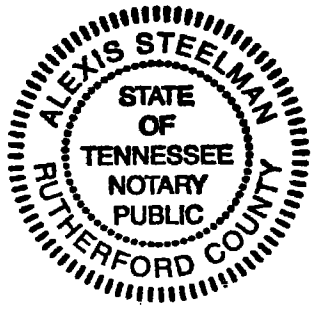
Affiant Signature

November 18, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

(SEAL)



Notary Public

My Commission Expires: FEB. 24, 2026

900