Karen Johnson Davidson County
Batch# 953334 DEEDWARR
12/20/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20221220-0131225

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19890-AP

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Feinstein Cynthia Feinstein 612 Atlanta Dr. Hermitage, TN 37076	SAME AS NEW OWNER	075-4-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy A. Osborn and Deanna M. Osborn, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Feinstein and Cynthia Feinstein, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 377, Section Six, Tulip Grove, according to survey and plat of same appearing of record in Plat Book 4460, page 19, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy A. Osborn and Deanna M. Osborn, husband and wife by Warranty Deed from Jerry R. Greeson, unmarried and Cynthia W. Nash, unmarried, as joint tenants with right of survivorship, dated June 2, 2021, recorded June 7, 2021, of record in Instrument No. 20210607-0076029, Register's Office for Davidson County, Tennessee.

This is improved property located at: **612 Atlanta Drive, Hermitage, TN 37076.**

Deanna M. Osborn being one in the same as Deanna Osborn

This conveyance is made subject to 1) Property taxes for the year 2023 and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 16th day of December, 2022.

GRANTOR:

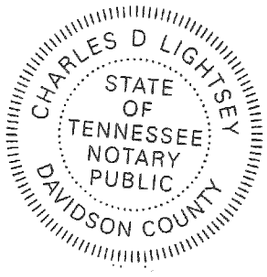
Timothy A. Osborn

Deanna M. Osborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy A. Osborn and Deanna M. Osborn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **16th** day of December, 2022.



Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/16/22.

Date

Celia Stewart-Rouse

Affiant Signature

12/16/22

Date

State of Tennessee

County of Wilson

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

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY