Karen Johnson Davidson County
Batch# 976049 DEEDWARR
03/02/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $8,463.75
20230302-0014932

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Cory and Shelby Cory, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brenton W. Oswandel and Carrie Ann Oswandel, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Rolling Meadows of record in Plat Book 1424, Page 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. Cory by Warranty Deed from Stephen Church, Trustee of the 8GCO Trust Revocable Living Trust u/a/d July 21, 2014, of record in Instrument No. 20180328-0029109 Register's Office for Davidson County, Tennessee, dated March 13, 2018 and recorded on March 28, 2018.

Being the same property conveyed to Robert W. Cory and Shelby Cory, husband and wife, by Quitclaim Deed from Robert W. Cory of record in Instrument No. 20201013-0118972 Register's Office for Davidson County, Tennessee, dated October 09, 2020 and recorded on October 13, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4007 Outer Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Brenton W. Oswandel **4007 Outer Drive** **Nashville, TN 37204**	Bank of America c/o First American Mortgage Solutions 4795 Regent Boulevard Mail Stop 1020-O Irving, TX 75063	**132-01-0-114.00**

WITNESS THE EXECUTION HEREOF this 27 day of January, 2023.

Robert W. Cory

Shelby Cory

State of Connecticut
County of Fairfield

On this 27 day of January, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert W. Cory and Shelby Cory, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 08/31/2026

Christine Shaw
Notary Public, State of Connecticut
My Commission Expires 08/31-2026

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,287,500.00.**

Affiant

Sworn and subscribed before me on this the ~~30th~~ 30TH day of January, 2023.

Notary Public

My Commission Expires: 9/1/2026

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 January 27, 2023.

Affiant Signature

Date: January 27, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this January 27, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

