WARRANTY DEED

Karen Johnson Davidson County
Batch# 983370 DEEDWARR
03/22/2023 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20230322-0020749

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Christy Malone-Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2023

Christen T. Rabe
Notary Public

MY COMMISSION EXPIRES: 4/22/23

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

(AFFIX SEAL)

MST 2023-0164

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Hawranek and Connie Latta	New Owner	171-03-0B-036.00-CO
(NAME)	(NAME)	
641 Old Hickory Boulevard #13		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jamie Osborn, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Hawranek, an unmarried woman and Connie Latta, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Townhomes of Fredericksburg, Phase One, Section One, Revised of record in Plat Book 9700, Page 236, 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 Jamie Osborn, a single woman by Warranty Deed from Scott W. Cisney and Pamela V. Cisney, husband and wife of record in Instrument No. 20190606-0054198 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 06, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 236, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 200, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, Page 435, Book 10224, page 683, corrected in Book 10294, page 850, Book 10393, Page 11, and in Instrument No. 20000718-0070558, as re-recorded in Instrument No. 20050705-0076596, and amended in Instrument No. 20191127-0122852 Register's Office for Davidson County, Tennessee. Charter of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, Page 430, in the Register's Office for Davidson County, Tennessee. By-Laws of The Townhomes of Fredericksburg Homeowners Association Inc. of record in Book 10126,

Page 486, Book 10275, page 959 and Instrument No. 20150102-0000219 and amended in Instrument No. 20191127-0122853 in the Register's Office for Davidson County, Tennessee. Fredericksburg Amenities Area deed to Radnor Development Corp of record in Book 9443, Page 538 and Plan in Book 7900, page 807, in the Register's Office for Davidson County, Tennessee. Dedication of site drainage easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee. Agreement for dedication of easement for sanitary sewer and/or storm drainage, water mains and appurtenances of record in Book 7993, Page 269, Book 9607, page 431 and Book 7358, page 643, in the Register's Office for Davidson County, Tennessee. Easements of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee. Stormwater Agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee.

This property, known as 641 Old Hickory Boulevard #13, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 21st DAY OF MARCH, 2023.

Jamie Osborn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jamie Osborn, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of March, 2023.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 March 21, 2023.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

