Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This instrument prepared by:
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

Karen Johnson Davidson County
Batch# 994255 **DEEDWARR**
04/20/2023 09 28 25 AM 2 pgs
Fees. $13 00 Taxes $1,491 10
20230420-0029032

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $403,000 00

Affiant Signature

Subscribed and sworn to before me on this the 17th day April, 2023

Notary Public
My Commission expires 9-29-2025

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

NAME AND ADDRESS OF PROPERTY OWNER
Shelby and Howard Osaitile
3821 Bonnacreek Dr
Hermitage, TN 37076

SEND TAX BILLS TO·
Shelby and Howard Osaitile
3821 Bonnacreek Dr
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #. 07416013600

WARRANTY DEED
23NT00287

Effective the 17th Day of April, 2023 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Laramie Lomanto and Megan Byrd, a married couple

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shelby Osaitile and Howard Osaitile, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 342, ON THE PLAN OF HERMITAGE HILLS, SECTION 3, OF RECORD IN BOOK 2900, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property as conveyed to LARAMIE LOMANTO, AN UNMARRIED MAN AND MEGAN BYRD, AN UNMARRIED WOMAN by Warranty from JASON BOCKMAN AND WIFE, ERICA L. BOCKMAN dated 2-1-19 recorded 2-5-19 in Book -, Page -, as Document Number 20190205-0010873, Register's Office for DAVIDSON County, TENNESSEE.

This is an improved property commonly known as: 3821 Bonnacreek Dr, Hermitage, TN 37076-1927

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17TH day of APRIL, 2023

Laramie Lomanto

State of TN
County of DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Laramie Lomanto**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 17TH day of APRIL, 2023

Notary Public
My Commission expires

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Megan Byrd

State of TN
County of DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Megan Byrd**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 17TH day of APRIL, 2023

Notary Public
My Commission expires

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26