Karen Johnson Davidson County
Batch# 1015059 DEEDWARR
06/14/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230614-0045466

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37686	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2023. Notary Public My Commission Expires: 11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Shawn 1512A Harwood Dr. Nashville, TN 37206	New Owner	Map and Parcel No.: 158110A00900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, McArthur VanOsdale and Erica VanOsdale, husband and wife, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Austin Shawn, unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 333 White Swans Xing, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 14th day of June, 2023.

McArthur VanOsdale

Erica VanOsdale

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, McArthur VanOsdale and Erica VanOsdale, with whom I am personally acquainted (or proved to me the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2023.

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/16/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat Consolidation of Lots 9 and 10 Cambridge Downs Subdivision of record in Instrument No. 20180723-0071437, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to McArthur VanOsdale and Erica VanOsdale, husband and wife, by deed dated October 30, 2015 from Sumner Bank & Trust of record in Instrument No. 20151105-0112640, Register's Office for Davidson County, Tennessee and by deed dated May 23, 2016 from Hassan M. Eslami and Heshmat Giialamchi of record in Instrument No. 20160601-0055090, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 158110A00900CO.
2. Declaration of Covenants, Conditions, and Restrictions for Cambridge Downs, of record in Instrument No. 20050727-0087931, amended in Instrument No. 20130507-0045867 and Instrument No. 20200522-0053641, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20180723-0071437, Register's Office for Davidson County, Tennessee.
4. Encroachment Easement of record in Instrument No. 20030808-0113196, Register's Office for Davidson County, Tennessee.
5. Ingress/Egress, Water & Overhead Utility Easement of record in Book 8745, page 744, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewers & Storm Drainage of record in Book 8339, Page 290, Book 9129, Page 478, and Book 9190, Page 244, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Certification of Recorded Documents

I, Karen Suggs, 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 June 14, 2023.

(AFFIANT) – Karen Suggs

06/14/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of June, 2023.

My commission expires: 11/21/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY