WARRANTY DEED

TRACEE PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/07/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1035749 DEEDWARR
08/08/2023 10 28 46 AM 2 pgs
Fees $13 00 Taxes $1,794 50

20230808-0061343

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3559

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Heather Osborne and James Osborne	**Fairway Independent Mortgage Corporation**	173-09-0A-460 00-CO
8690 Gauphin Place	4201 Marsh Lane	
Nashville, TN 37211	Carrollton, TX 75007	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Melissa L. Hargett, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Osborne and Heather Osborne, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No 399 on the Plan of Phase Six, Lenox Village of record in Plat at Instrument No 20050112-0004530, 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 Melissa L Hargett, a single woman by Warranty deed from Brian Courville, married of record in Instrument No 20190729-0074089 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 29, 2019 (Value of consideration shown in aforementioned deed $346,000 00)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is improved property known as 8690 Gauphin Place Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 7, 2023

Melissa Hargett by KJ her AIF

MELISSA L HARGETT BY KAYLIE JOINER, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa L Hargett By Kaylie Joiner, Her Attorney-In-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Melissa L Hargett By Kaylie Joiner, Her Attorney-In-Fact, and acknowledged that she executed the same as the free act and deed of the said Melissa L Hargett By Kaylie Joiner, Her Attorney-In-Fact for the purposes therein contained, by virtue of a Power of Attorney, recorded in Book _____, page _____, in the Register's Office of Davidson County, Tennessee

Witness my hand and official seal, this August 7, 2023

Chelsea Shores

Notary Public

20230808-0061342

My Commission Expires 11/28/2026

CHELSEA SHORES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2023-3559

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027