Karen Johnson Davidson County
Batch# 1102119 DEEDWARR
02/16/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20240216-0010988

WARRANTY DEED

MCCORMACK-T24001

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15TH DAY OF February, 2024.

Notary Public

(Affix Seal)

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The McCormack & Cottingham Family Trust	NEW OWNERS	096.09-0-013.00
308 Seneca Drive		
Nashville, TN 37214		

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 consideration, the receipt of which is hereby acknowledged, I/we, **CLARK WAYNE OSBORNE AND OLIGNNE ANDREA OSBORNE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **THE MCCORMACK & COTTINGHAM FAMILY TRUST**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 172 on the Plan of Woodberry Park of record in Plat Book 2133, Page 117 through 119, inclusive, 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 Clark Wayne Osbourne and Olignne Andrea Osbourne, husband and wife by deed from Kristopher Laansma and Erica Laansma, husband and wife of record in Instrument No. 202112160166451, recorded on 12/16/2021, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 308 Seneca Drive, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 15th day of February, 2024 :

Clark Wayne Osborne

Olignne Andrea Osborne

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CLARK WAYNE OSBORNE AND OLIGNNE ANDREA OSBORNE, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Summer County, TN, this 15th day of February, 2024.

Notary Public

My Commission Expires: 5-19-2027

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Certificate of Authenticity

I, Tonya Loftin, 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 2/15/2024.

Date

Tonya Loftin
Affiant Signature

February 16, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)