2024-1050-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1110056 DEEDWARR
03/12/2024 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240312-0017003

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$380,000.00.**

Tianyue Yu
Affiant

Subscribed and sworn to before me this 1st day of March, 2024

Notary Public
My Commission expires: 2/17/27
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tianyue Yu		173-09-0A-443-00
8656 Gauphin Pl	SAME	
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Zachary Casper Oswanski and Brenleigh Anne Oswanski, a married couple**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tianyue Yu, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 382 on the Plan of Revision of Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village of record in Plat at Instrument No. 20050617-0069532, 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 Zachary Casper Oswanski, a single man, and Brenleigh Anne Loiselle, a single woman, as joint tenants with right of survivorship by Warranty Deed from Jonathon C. Suggs and wife, Celee R. Phelps Suggs, of record in Instrument No. 20171205-0124015, in the Register's Office of Davidson County, Tennessee. Further conveyed to Zachary Casper Oswanski and Brenleigh Anne Oswanski, a married couple, by Quitclaim Deed from Zachary Casper Oswanski and Brenleigh Anne Loiselle, N/K/A Brenleigh Anne Oswanski of record in Instrument No. 20210716-0095593, said Register's Office.

This is improved property known as: **8656 Gauphin Place, Nashville, TN 37211.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 1st day of March, 2024.

Zachary Casper Oswanski **Brenleigh Anne Oswanski**

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zachary Casper Oswanski and Brenleigh Anne Oswanski,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 1st day of March, 2024.

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires 8/3/26

Certificate of Authenticity

I, Kimberly Hollingshead, 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 03/01/2024.

Kimberly Hollingshead, Esq.

03/11/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of March, 2024.

Notary Signature

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY