Karen Johnson Davidson County
Batch# 1116510 DEEDWARR
03/28/2024 02:30:30 PM 5 pgs
Fees: $28.00 Taxes: $851.00
20240328-0021734

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/2024

(AFFIX SEAL)

02-NSH24-07292

Address of New Owner:	Send Tax Bills to:	Tax Information:
BE Solutions LLC 103 Marshall Greene Circle Goodlettsville, TN 37072	BE Solutions LLC 103 Marshall Greene Circle Goodlettsville, TN 37072	071 01 0 112.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia Alexander and John William Osborne and Michael Osborne and Amanda Osborne and Orrin Osborne and Joseph Scott Osborne and Richard Tribue and Alan Alandis Osborne**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BE Solutions LLC , a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 38 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Plat Book 4175, Page 92, in the Register's Office for said Davidson County, TN.

Said Lot No. 38 fronts 82.4 feet on the Northerly margin of Matthews Court and extends back 83.1 feet on the Westerly line and 118.3 feet on the Easterly line to a dead line in the rear measuring 57.4 feet thereon.

Being the same property conveyed to John Osborne and wife, Mary Osborne, by Warranty Deed from Trinity Hills Village, Inc., a Tennessee Corporation, of record in Book 4432, Page 901, in the Register's Office of Davidson County, Tennessee, dated July 20, 1970 and recorded on July 21, 1970. The said John Osborne died on September 19, 1985, then Mary Osborne died July 15, 2015, intestate.

In accordance with this warranty deed, the interests conveyed by the grantors herein are derived as follows: The surviving children of Mary A Osborne, including Virginia Alexander, John William Osborne, Michael Osborne, Orrin Osborne, Joseph Scott Osborne, and Alan Alandis Osborne, acquire their interests as heirs of Mary A Osborne. Richard Tribue Jr., the son of the deceased Sandra Tribue, who was a daughter of Mary A Osborne, and Amanda Osborne, the daughter of the deceased Barry Osborne, who was a son of Mary A Osborne, obtain their interests through their familial relationships. This

warranty deed ensures that the grantors warrant and defend the title against any claims or encumbrances, guaranteeing the lawful ownership and transfer of the property to the grantee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 409 Matthews Court, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

SELLER(S):

Virginia Alexander — March 25, 2024
Virginia Alexander — Date

John William Osborne — Date

Michael Osborne — 3-25-24
Michael Osborne — Date

Amanda Osborne — 3·25·2024
Amanda Osborne — Date

Orrin Osborne — 3-25-2024
Orrin Osborne — Date

Joseph Scott Osborne — 3/25/24
Joseph Scott Osborne — Date

Richard Tribue — 3/25/24
Richard Tribue — Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Virginia Diane Alexander, ~~John Osborne Jr.~~, WBL

Michael Osborne, ~~Alan Osborne Sr.~~ WBL, Joseph

Scott Osborne, Orrin Osborne, Amanda Osborne, Richard Tribue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 25th day of March, 2024.

W. Brad Lehman

Notary Public

My Commission Expires: 9/21/2024

W BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Virginia Diane Alexander, John Osborne Jr., Michael Osborne, Alan Osborne Sr., Joseph Scott Osborne, Orrin Osborne, Amanda Osborne, Richard Tribue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this _____ day of March, 2024.

_____
Notary Public

My Commission Expires: _____

Alan Alandis Osborne

STATE OF GEORGIA

COUNTY OF Cobb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alan Alandis Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Marietta, Georgia, this 25th day of March 2024.

Notary Public

My Commission Expires: 8-5-2026

D. ELLIOTT ANDERSON
My Commission Expires
NOTARY PUBLIC
August 5, 2026
COBB COUNTY, GEORGIA

202403280021734

WITNESS my hand and seal this 25th day of March, 2024

John William Osborne (SEAL)
John William Osborne

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ~~Virginia Diane Alexander~~, John Osborne Jr., ~~Michael Osborne, Alan Osborne Sr., Joseph Scott Osborne, Orrin Osborne, Amanda Osborne, Richard Tribue;~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained. The only person who appeared before me, John Osborne Jr. J.O. 3-25-2024

Witness my hand and seal at ~~Brentwood~~ Nashville, Tennessee, this 25th day of March, 2024.

(☒ 03-25-2024)

Notary Public

My Commission Expires: 9-23-2024

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
September 23, 2025

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 March 28, 2024.

Custodian's Signature — 03/28/2024 date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of March 2024.

Notary Public

MY COMMISSION EXPIRES: 5-31-2026

MEREDITH BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-31-2026