Karen Johnson Davidson County
Batch# 1129377 DEEDWARR
05/01/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20240501-0031571

58122

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347316**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $364,900.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES SEPTEMBER 8, 2025
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Rebekah Anne Wertz 404 Mercomatic Drive, Unit 105 Nashville TN 37209	Send Tax Bills To: First Horizon Bank 165 Madison Ave Memphis, TN 38103	Tax Information: Tax Parcel ID No. 102-04-0A-105.00 CO

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, **Samuel A. Osborn, married** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Rebekah Anne Wertz, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 105, on the Horizontal Property Regime for Hillwood Place Townhomes, as recorded in the Master Deed of record in Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SAMUEL A. OSBORN, by deed from KELLY A. BRUMAGIN, of record in Instrument No. 20200327-0033370, dated March 13, 2020, said Register's Office.

Anna Laura Livingston joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 102-04-0A-105.00 CO.

Davidson County taxes for 2023, Map-Par. 102-04-0A-105.00 CO, $2,246.07, PAID.
If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 57, page 97, said Register's Office.
Master Deed of record in Instrument No. 20040130-0011736, said Register's Office.
Easement granted to Tennessee Electric Power Co. of record in Book 787, page 10, said Register's Office.

This is improved property located at 404 Mercomatic Drive, Unit 105 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of April, 2024.

Samuel A. Osborn

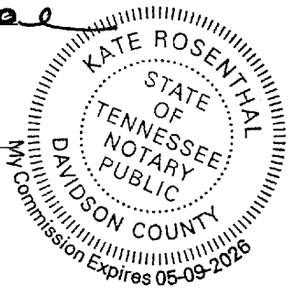
Anna Laura Livingston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel A. Osborn and Anna Laura Livingston, 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, at office, this 30th day of April, 2024.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/30/24 (date of document).

Affiant Signature

4/30/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027