WARRANTY DEED

Karen Johnson Davidson County
Batch# 1137652 DEEDWARR
05/21/2024 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240521-0037890

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-9-2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC Kimberly Rogers County of Wilson

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Artur Chimchirian	newowner	095-12-0-003.00
(NAME)	(NAME)	
271 Graylynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **Timothy E. Osborne,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Artur Chimchirian, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee; property being described in Book 5866, page 431, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection by John Kohl & Company, P.C., 407 7th Ave. S. Nashville, TN 37203, License No. 100, dated May 10, 1983 as follows:

Beginning at a point in the southerly margin of Graylynn Drive, said point being the northeasterly most corner of Hughes property, formerly Woodson, Jr. property, and being the northwesterly most corner of the herein described property; thence South 25 deg. 07 min. East 180 feet to a point; thence northeasterly 180 feet to a point; thence northwesterly 180 feet to a point in the southerly margin of Graylynn Drive; thence with the southerly margin of Graylynn Drive 180 feet to the point of beginning.

Being the same property conveyed to Dennis N. Osborne by Warranty Deed from J.P. Parker, Sr. and Elizabeth A. Parker, dated 06/15/1993, of record in Book 8985, Page 565, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John E. Osborne by Substitute Trustee's Deed from David Major, Trustee, dated 06/15/1993, of record in Instrument No. 20011126-0128449, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darrell L. West, Trustee by Quit Claim Deed from John E. Osborne, dated 05/05/2004, of record in Instrument No. 20040517-0057689, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John E. Osborne and Timothy E. Osborne by Quit Claim Deed from Darrell L. West, Trustee, dated 05/05/2004, of record in Instrument No. 20040517-0057690, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Osborne by Quit Claim Deed from John E. Osborne, dated 10/20/2022, of record in Instrument No. 20221021-0114685, and corrected by Scrivener's Affidavit of record in Instrument No.20221026-0116136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 271 Graylynn Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), his/her/their 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.

Effective the 16th day of May, 2024.

Timothy E. Osborne

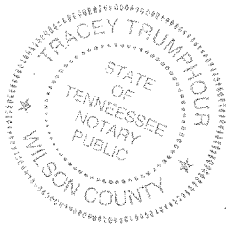
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy E. Osborne**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of May, 2024.

Notary Public

My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 May 16,2024.

Affiant
Date: May 16, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of May, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY