Karen Johnson Davidson County Batch# 1154352 DEEDWARR 07/08/2024 09:39:30 AM 3 pgs Fees: $18.00 Taxes: $1,738.63 20240708-0050680	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $469,900.00 Karen Free Affiant Subscribed and sworn to before me, this 5th day of July, 2024. Jennifer Russell Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (s)	Map-Parcel Numbers:
Idwer Bahnam Nisan **Anne Sizemore**	All Western Mortgage, Inc	**126160A43200CO**
1075 Riverspring Dr	8345 W. Sunset Rd.	
Nashville, TN 37211	Suite 380 Las Vegas NV 89113	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nicholas Robert O'Sick and Jessica Lysette O'Sick, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne Sizemore and Idwer Bahnam Nisan, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 504, Plan of Final Plat, Parkview at Riverwalk, Phase I, a Cluster Lot Development, of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nicholas Robert O'Sick and Jessica Lysette O'Sick, husband and wife, by Warranty Deed from James Elliot Denney and Kassie Lynn Denney, husband and wife, dated July 16, 2021, of record in Instrument No. 20210722-0098360, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of recod prior to issuance of their policy or proof that the borrower is not one and the same personagainst whom said Judgment was filed: Judgment entered on January 11, 2018, against Annica Sizemore, in favor of Sterling Hampton Chase, LLC for $4,153.04, Docket No. 17GT9286, General Sessions Court, Davidson County, Tennessee, of record in Instrument No. 20181025-0105751, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 1075 Riverspring Dr, Nashville, TN 37211.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Nicholas Robert O'Sick Date: 7/1/2024

Jessica Lysette O'Sick Date: 7/1/2024

STATE OF Texas

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Nicholas Robert O'Sick and Jessica Lysette O'Sick, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of July, 2024.

MAGGIE MAGALLAN
Notary ID #130504961
My Commission Expires
January 22, 2028

NOTARY PUBLIC

My Commission Expires: 1/22/2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/1/24 (date of document).

Jennifer Russell
Affiant Signature

7/5/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

