Karen Johnson Davidson County
Batch# 1177515 DEEDWARR
09/04/2024 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20240904-0067942

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SUSAN MORELLI NOTARY PUBLIC TENNESSEE WILSON COUNTY

B-P-24-542-212

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leila Zhaklin Osborne and Justin Septimus Osborne		
(NAME)	(NAME)	**105-11-1O-034.00-CO**
542 Southgate Ave. Apt. 212		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 consideration, the receipt of which is hereby acknowledged, **SOUTHGATE COMMONS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEILA ZHAKLIN OSBORNE AND JUSTIN SEPTIMUS OSBORNE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 34, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for the Master Regime of Southgate Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200424-0043303, amended by Instruments 20200427-0043800; 20200513-0049627; 20230404-0024550; ; 20230406-0025100; 20231214-0096695; Scriveners Affidavit in Instrument 20231214-0096692, and being shown on Plat attached thereto as Exhibit "D", 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 Southgate Commons, L.L.C., a Tennessee limited liability company by Quit Claim Deed from Douglas S. Hale, Trustee of record as Instrument No. 20200527-0054283 in the Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 27, 2020.

Being the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record as Instrument No. 20191028-0110250 in the Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded in October 28, 2019.

Parcel Number 105-11-10-034.00
Being also known as 542 Southgate Ave, Unit 212, Nashville, TN 37203

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200424-0043303, as amended in Instrument No. 20230404-0024550, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200427-0043800, amended in Instrument No. 20200513-0049627, Instrument No. 20230406-0025100, Scrivener's Affidavit in Instrument No. 20231214-0096692, as further amended in Instrument No. 20231214-0096695, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180808-0078102, in the Register's Office for Davidson County, Tennessee.

and Appurtenances of record in Instrument Number 20180822-0083391, Instrument No. 20180822-0083393, Instrument No. 20180822-0083395, Instrument No. 20180822-0083396, Instrument No. 20180822-0083398, Instrument No. 20190327-0027589 and Instrument No. 20220616-0069134, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Underground Utiity Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of Said Government of record in Instrument Number 20200720-0079311, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Access of record in Instrument Number 20201103-0128431, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **542 Southgate Ave. Apt. 212, Nashville, Tennessee 37203**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 3 DAY OF SEPTEMBER, 2024.

Southgate Commons, L.L.C., a Tennessee Limited Liability Company

BY: _____
Anthony E. Ewing
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of SOUTHGATE COMMONS, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of September, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 September 4, 2024 *(date of document)*.

Melanie Judd — 9/4/24

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 4th day of September, 2024.

Susan Morelli

Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD