BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 8th day of November, 2024.

Notary Public
My commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Karen Johnson
Batch # 1203552
11/13/2024 10:10:01 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20241113-0088232

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kendall Jean Osman 3909 E. Ridge Drive Nashville, TN 37211	SAME AS OWNER	148-10-0 035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL COX AND YELENA COX A/K/A YELENA KERN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENDALL JEAN OSMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One, Locustwood, of record in Book 2330, page 136, Register's Office for Davidson County Tennessee.

Said Lot No. 46 fronts 75 feet on the westerly side of East Ridge Drive and runs back 238.8 feet on the northerly line and 120 feet on the southerly line to a dead line in the rear, measuring 145.6 feet.

Being the same property conveyed to Daniel Cox and Yelena Kern, husband and wife, by deed dated 08/09/2018, from Timothy Moore Steele, as surviving tenant by the entirety, of record in Instrument No. 20180810-0079129, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3909 E. Ridge Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 7 day of November, 2024.

Daniel Cox

Yelena Cox a/k/a Yelena Kern

STATE OF ~~TENNESSEE~~ MC ILLINOIS
COUNTY OF ~~DAVIDSON~~ MC COOK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Cox and Yelena Cox a/k/a Yelena Kern, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of November, 2024.

My commission expires:
August 7, 2027

Notary Public

Official Seal
MICHAEL LEAHY
Notary Public, State of Illinois
Commission No. 976238
My Commission Expires August 7, 2027