Karen Johnson Davidson County
Batch# 1207030 DEEDWARR
11/20/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20241120-0090328

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2024.

Notary Public

My commission expires: 3-20-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Maxwell H. Osnowitz and Elizabeth Osnowitz	Bank of America	071-15-0-129.00
1311B Meridian St.	101 South Tryon Street	
Nashville, TN 37207	Charlotte, NC 28255	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DANIEL HAYES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAXWELL H. OSNOWITZ, ELIZABETH OSNOWITZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 413, on the Plan of the Highland Land Co's Subdivision of record in Plat Book 421, Page 14, Registers Office for said County, to which Plan specific reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Martha Taylor Hills and Rosevelt Taylor by Warranty deed from Amos Willard Mathews and wife, Claudene Mathews of record in Book 5225, page 601, Register's Office for Davidson County, Tennessee, dated November 18, 1977 and recorded on November 22, 1977.

Being a portion of the same property conveyed to Martha Taylor Hills by Quitclaim deed from Roosevelt Taylor of record in Book 5609, page 751, Register's Office for Davidson County, Tennessee, dated June 05, 1980 and recorded on June 06, 1980.

Being a portion of the same property conveyed to Mary Hills by Quitclaim deed from Martha Taylor Hills of record in Book 6846, page 733, Register's Office for Davidson County, Tennessee, dated April 29, 1986 and recorded on May 02, 1986.

Affidavit of Heirship recorded on February 24, 2022 in Instrument No. 20220224-0021514.

Being a portion of the same property conveyed to Music City Financial LLC, a Texas limited liability company by Warranty Deed from Lloyd E. Bryant, Veronica D. Bryant and Roderick D. Massey, heirs at law of Mary Nell Hill AKA Mary Hills, deceased ofrecord in Instrument No. 20220923-0105971 Register's Office for Davidson County, Tennessee, dated September 21, 2022 and recorded on September 23, 2022.

Mary Hills AKA Mary Nell Hill died August 31, 2021, leaving her heirs at law as follows as evidenced by affidavit of heirship recorded February 24, 2022 as Instrument No. 20220224-0021514, Registers Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Daniel Hayes by Warranty Deed from Music City Financial LLC, a Texas limited liability company of record in Instrument No. 20221007-0110776 Register's Office for Davidson County, Tennessee, dated September 21, 2022 and recorded on October 07, 2022.

Being a portion of the same property conveyed to Daniel Hayes by Quitclaim Deed from Daniel Hayes of record in Instrument No. 20221219-0131011 Register's Office for Davidson County, Tennessee, dated December 19, 2022 and recorded on December 19, 2022.

**Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1311B Meridian Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of November, 2024.

Daniel Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of November, 2024.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/14/24.

Affiant Signature

11/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY