Karen Johnson Davidson County
Batch # 1218457 DEEDWARR
12/19/2024 03 05 26 PM 3 pgs
Fees $18 00 Taxes $1,764 90
20241219-0098838

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
4990 Lebanon LLC
405 Tonalist Way
Smyrna, TN 37167

MORTGAGEE
Patricia S. Osborne
114 Poplar Drive
Brush Creek, TN 38547

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
065-13-0-B-006.00
065-13-0-B-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Patricia S. Osborne,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **4990 Lebanon LLC,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson & Wilson County, State of Tennessee, described as follows, to wit:
NOTE: This property was vested in Wilson County, Tennessee, but it is now assessed and taxed in Davidson County, Tennessee.

Being a tract or parcel of land situated and lying in the First Civil District of Wilson County, Tennessee, the same being Building (Units) A and C of Final Subdivision Plan Scotts Hollow Commercial, Revised, as of record in Plat Book 19, Page 7, and a Final Subdivision Plan Re-Subdivision of Lots 2 & 4, Scotts Hollow Commercial, Revised, of record in Plat Book 24, Page 277, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Also conveyed herewith are all rights and privileges attendant to and associated with ownership of the aforesaid Units A and C, which rights are more particularly described in the Master Deed for Scotts Hollow Commercial Condominiums, Section 4, of record in Deed Book 417, Page 284, said Register's Office, and amended by Instrument of record in Deed Book 420, Page 470 and Book 924, Page 1172, said Register's Office, and including the unlimited use and benefit of the following "Limited Common Area" subject to all of the associated instruments described else wherein this conveyance:

Being the northerly portion of Lot No. 4, as shown on the Plan of Scotts Hollow Commercial Development, Revised, Beginning at a concrete monument on the southerly right of way of U.S. Highway 70, said point being the northeasterly corner of Lot No. 1; thence with said right of way, North 61 deg. 42 min. 10 sec. East, 102.20 feet to a railroad spike; thence leaving said right of way, South 25 deg. 42 min. 41 sec. East, 146.45 feet to a point; thence with Lot No. 2 and a portion of the southerly part of Lot No. 4, South 62 deg. 38 min. 49 sec. West, 94.46 feet to a point; thence with Lot No. 1, North 28 deg. 37 min. 44 sec. West, 144.74 feet to the point of beginning and containing 14,343 square feet, more or less.

Also conveyed herewith are certain ingress and egress rights and privileges attendant to and associated with ownership of the aforesaid Units A and C, which rights are more particularly described in the Master Deed for Scotts Hollow Commercial Condominiums, Section 4, of record in Deed Book 417, Page 284, said Register's Office, and amended by instrument of record in Deed Book 420, Page 470 and Book 924, Page 1172, said Register's Office, and including the use of the following "Common Elements" subject to all of the associated instruments described elsewhere in this conveyance:

Being an easement granted to the southerly portion of Lot No. 4, lying within the northerly portion of Lot No. 4, as shown on the Plan of Scotts Hollow Commercial Development, revised. Beginning at a concrete monument on the southerly right of way of U.S. Highway 70, said point being the northeasterly corner of Lot No. 1; thence with said right of way, North 61 deg. 42 min. 10 sec. East, 20 feet to a point; thence leaving said right of way, South 28 deg. 37 min. 44 sec. East, 145 feet, more or less, to a point; thence South 62 deg. 38 min. 49 sec. West, 20 feet to a point; thence with Lot No. 1, North 28 deg. 37 min. 44 sec. West, 144.74 feet to the point of beginning and containing 2,897 square feet, more or less.

Being the same property conveyed to Patricia S. Osborne by Quitclaim Deed from Roger T. Asherbranner, dated May 8, 2000, of record in Book 817, Page 988, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed of record in Deed Book 417, Page 284, as amended in Deed Book 420, Page 470 and Book 924, Page 1172; Declaration of Covenants and Restrictions Establishing a plan of Condominium Ownership for Scott's Hollow Commercial Condominiums, Phase 4, of record in Trust Deed Book 584, Page 91, and By-Laws of record in Trust Deed Book 584, Page 92; Notes, Terms, and Conditions on the Plat of record in Plat Book 7900, Page 12,; Notes, Terms, and Conditions on the Plat of record in Plat Book 19, Page 7, and Plat Book 24, Page 277; sell off to the State of Tennessee of record in Deed Book 439, Page 133 and Deed Book 440, Page 116; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 19, Page 7 and Plat Book 24, Page 277, Register's Office for Wilson County , Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4990 & 4992 Lebanon Road Old Hickory, TN 37138.**

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 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 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.

Witness our hands this 9th day of December, 2024.

Patricia S. Osborne

Patricia S. Osborne

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia S. Osborne, the bargainor(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 and official seal this 9th day of December, 2024.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: _____

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires Oct. 26, 2025

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $477,000.00.

Osama Dous
AFFIANT

Subscribed and sworn to before me this 9th day of December, 2024.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: _____

TINA D BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires Oct. 26, 2025