WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

G-SSW-25-145-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000 00

John W Osborne Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
John W. Osborne, Jr.	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**119-10-0C-013 00-CO**
145 Whitsett Road Unit 13	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Pontiac, MI 48341**	
(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, **WHITSETT PARTNERS LLC, 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 **JOHN W. OSBORNE, JR., A SINGLE PERSON,** 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 No 13, on the Plan of Southside at Whitsett Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for Southside at Whitsett Horizontal Property Regime at Instrument No. 20230724-0057015, 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 a portion of the same property conveyed to William Frances Snyder, a single man, and Steven Douglas Emery, a married man by Warranty Deed from B & E Irrigation and Landscaping, LLC, a Tennessee Limited Liability Company of record in Instrument No 20220330-0036832 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on March 30, 2022

Being a portion of the same property conveyed to William Frances Snyder, unmarried, and Steven Douglas Emery, a married man by Quitclaim Deed (to Combine Parcels) from Williams Frances Snyder, unmarried, who shall receive an undivided 50% interest and Steven Douglas Emery, a married man, who shall receive and undivided 50% interest, as tenants in common of record in Instrument No 20221202-0126248 Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on December 02, 2022

Being a portion of the same property conveyed to Whitsett Partners LLC, a Tennessee Limited Liability Company by Quitclaim Deed from William Francis Snyder and Steven Douglas Emery of record in Instrument No 20230620-0046326 Register's Office for Davidson County, Tennessee, dated June 15, 2023 and recorded on June 20, 2023

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230724-0057015, and Attorney's Certificate of record in Instrument Number 20230725-0057384, Register's Office for Davidson County, Tennessee.
- Charter for Southside at Whitsett Townhouse Corporation of record in Instrument Number 20230724-0057031, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20230316-0019068, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictive Covenants of record in Instrument Number 20020226-0024241 and Instrument Number 20011212-0137321, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20011025-0116812, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1247762 **DEEDWARR**
03/19/2025 08 53 17 AM 2 pgs
Fees $13 00 Taxes $1,591 00

20250319-0019344

This is **improved** property known as: **145 Whitsett Road Unit 13, Nashville, Tennessee 37210**.

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 10th DAY OF MARCH, 2025

Whitsett Partners LLC

BY _____
William F Snyder
Member

BY. _____
Steven D Emery
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F SNYDER, 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 MEMBER of WHITSETT PARTNERS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 10th of March, 2025

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN D EMERY, 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 MEMBER of WHITSETT PARTNERS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 10th of March, 2025

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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