(1)

Karen Johnson Davidson County
Batch# 1267190 DEEDWARR
05/01/2025 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20250501-0033484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-08-28
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 25-CD-100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Parker Osterhage and Bonny Osterhage	Liberty Federal Credit Union	188100A00400CO
(NAME) 1117 Princeton Hills Drive	(NAME) 4401 Theater Drive	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Evansville, IN 47715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($899,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TIMOTHY M BLEDSOE AND WIFE, MELYNDA BLEDSOE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL PARKER OSTERHAGE AND BONNY OSTERHAGE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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. 4 on the Plan of Carothers Crossing, Phase 1, as of record in Instrument No. 20070614-0071367, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Bledsoe and wife, Melynda Bledsoe by Special Warranty Deed from Avenue Bank, dated June 1, 2010, recorded June 3, 2010, of record in Instrument No. 20100603-0043015, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1117 Princeton Hills Drive, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 30 day of April 2025.

Timothy M Bledsoe

Melynda Bledsoe

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of April 2025, before me personally appeared Timothy M Bledsoe and Melynda Bledsoe to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 30 day of April 2025.

Commission Expires: _____

Notary Public

LEAH A. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 April 30, 2025.

Affiant
Date: 4/30/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 30th day of April, 2025

Notary Public

My Commission Expires: 11/8/28

