Karen Johnson Davidson County
Batch# 1298610 DEEDWARR
07/18/2025 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,800.90
20250718-0056687

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1·22·29

(AFFIX SEAL)

WG-JJ-25-207

THIS INSTRUMENT WAS PREPARED BY
Ruby 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)
Maria Ann Osness	**Veritex Community Bank**	
(NAME)	(NAME)	
1521 Blue Mesa Road	1301 E. Campbell Road	**095-09-0-040.00**
(ADDRESS)	(ADDRESS)	
Carrollton, TX 75007	Richardson, TX 75081	
(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, **CHRISTI R. OTT, TRUSTEE OF THE CHRISTI R. OTT LIVING TRUST DATED DECEMBER 21, 2021 AND ANY AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA ANN OSNESS, A SINGLE WOMAN,** 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 Lot No. 1 on the Plan of Gayland of record in Book 2083, Page 68, 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 the same property conveyed to Christi R Ott, Trustee, or her Successor Trustees, of the Christi R. Ott Living Trust dated December 21, 2021 and any amendments thereto by Quitclaim Deed from Christi R. Ott of record in Instrument No. 20221118-0122611, Register's Office for Davidson County, Tennessee, dated November 08, 2022 and recorded on November 18, 2022.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 Gayland Ct, 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 11 DAY OF JULY, 2025.

Christi R. Ott Living Trust dated December 21, 2021 and any amendments thereto

BY Christi Ott
Christi R Ott
Trustee

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned Notary Public, personally appeared CHRISTI R OTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of CHRISTI R. OTT LIVING TRUST DATED DECEMBER 21, 2021 AND ANY AMENDMENTS THERETO, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 11th of July, 2025.

William R. Grones
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 true and exact copy of the original document executed and authenticated according to law on July 11. 2025.

Affiant Signature

18th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

