Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1302021 DEEDWARR
07/25/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20250725-0058836

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $272,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2025.

Notary Public
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
George Rodos **Inna Stelin Rodos**	**New Owner**	**050020B21900CO**
2119 Portway Alley	**2119 Portway Alley**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kaitlyn Jessica Osborne and Ian Anthony Osborne, a married couple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Inna Stelin Rodos and George Rodos, wife and husband

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 Unit No. 219 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaitlyn Jessica Osborne and Ian Anthony Osborne, a married couple, by Special Warranty Deed from NVR, Inc, a Virginia Corporation T/A Ryan Homes, dated January 18, 2019, of record in Instrument No. 20190122-0006157, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261 Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948 Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee corporation, of record in Instrument No. 20180410-0033776 Register's Office for Davidson County, Tennessee.

Restriction Amendments of record in Instrument No. 20190708-0066428, Instrument No. 20191112-0116482, Instrument No. 20200804-0085685, Instrument No. 20210303-0027665, & Instrument No. 20240321-0019496, said Register's Office.

HOA Common Area Quitclaim Deed of record in Instrument No. 20201209-0143187, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2119 Portway Alley, Nashville, TN 37207.

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 in 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.

Kaitlyn Jessica Osborne Date: 07/23/2025
Kaitlyn Jessica Osborne

Ian Anthony Osborne Date: 07-23-2025
Ian Anthony Osborne

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kaitlyn Jessica Osborne and Ian Anthony Osborne, the within named Grantor(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, at office, this 23rd day of July, 2025.

NOTARY PUBLIC

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

My Commission Expires: 12/09/2028

Certificate of Authenticity

I, Pam Autry, 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 23, 2025**.

Date

Affiant Signature

July 23, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **July**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)