Karen Johnson Davidson County
Batch# 1331720 DEEDWARR
10/08/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20251008-0080341

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510774

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$365,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Jennifer Bennett
Affiant

Sworn to and subscribed before me this 8th day of October, 2025.

Sheri Engel
Notary Public
My Commission Expires: 11-21-27

WARRANTY DEED

THIS INDENTURE, made this 16th day of October, 2025, among:

FLOYD BYRON OSGOOD, JR., INDIVIDUALLY AND ADMINISTRATOR OF THE ESTATE OF ROBERTA ALEXANDRA OSGOOD AND LYNN W. OSGOOD, INDIVIDUALLY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KAYDIN ZIRRETTA, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. H-304, together with the carport designated No. H-304-C, Section Three, River Plantation, a Condominium, Horizontal Property Regime, located on Sawyer Brown Road, Davidson County, Tennessee, as shown on the plat of River Plantation Condominium Apartments, of record in Plat Book 4675. pages 75, 76 and 77, amended in Plat Book 4675, pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Roberta Osgood, an unmarried woman by deed from Cornella S. Greene a/k/a Cornelia A. Greene, unmarried, dated September 17, 2021, of record in Instrument No. 20210924-0128785, Register's Office for Davidson County, Tennessee. The said Roberta Osgood aka Roberta Alexandra Osgood having since died intestate on April 23, 2025, and pursuant to Affidavits of Heirship of record in Instrument No. 202510080080340 Register's Office for Davidson County, Tennessee, her sole heirs at law being Floyd Byron Osgood, Jr. and Lynn W. Osgood.

Being also known as 8300 Sawyer Brown Road, #H304, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Estate of Roberta Alexandra Osgood

By: _____
Floyd Byron Osgood, Jr., Administrator

_____
Floyd Byron Osgood, Jr.

_____
Lynn W. Osgood

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Floyd Byron Osgood, Jr. Individually and Administrator and Lynn W. Osgood, individually for the Estate of Roberta Alexandra Osgood**, the within named 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 7th day of October, 2025.

_____
Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Kaydin Zirretta
Address: 8300 Sawyer Brown Rd #1304
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Paramount Residential Mortgage Group, Inc
Address: 1265 Corona Pointe Ct., Ste 301
City, State, Zip: Corona, CA 92879

Tax ID: 142-05B-046.00

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 7th day of October, 2025

Dated 10/8/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 8th day of October, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL