Karen Johnson Davidson County
Batch# 1356843 DEEDWARR
12/11/2025 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20251211-0098738

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH25-10441

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher L. Davis 5233 Timber Gap Drive Nashville, TN 37221	**New Owner Property**	155-16-0A-063-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Justin Osborne and wife Leila Osborne, f/k/a Leila Shahindinia** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher L. Davis, a single person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

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. 76, on the Plan of Traceside, Section 2, of record in Book 7900, Pages 980 and 981, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin S. Osborne and Leila Shahindinia, husband and wife by Warranty Deed from Darren Orton and Laura Friggeri, husband and wife, dated 2/17/2021 and recorded 2/23/2021 in Instrument 202102230022200, in the Register's Office of Davidson County, Tennessee; and Affidavit of Scrivener's Error recorded in Instrument 20210308-0029692, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 155-16-0A-063-00
Address: 5233 Timber Gap Dr, Nashville, TN 37221

Leila Osborne and Leila Shahindinia are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5233 Timber Gap Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 10th day of December, 2025

Justin Osborne

Leila Osborne

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Justin Osborne and Leila Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 10th day of December, 2025.

Notary Public

My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Certificate of Authenticity

I, Krystal Schuster, 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 **12/10/25**.

Date

Affiant Signature

12/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **10** day of **December**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)