Karen Johnson Davidson County
Batch# 1363041 DEEDWARR
12/30/2025 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,539.20
20251230-0103751

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-36040-25

WARRANTY DEED

CINDY PERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of Dec, 2025.

NOTARY PUBLIC

My commission expires: 4-19-2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Lee Cox 401 Verde Meadow Dr Franklin TN 37067	Same address as new owner "	092-09-0A-001.00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTEEN THOUSAND AND 00/100 Dollars ($416,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EVAN C. OSBORN, A SINGLE MAN, AND CARLOS WILSON DUNLAP, A MARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EVAN LEE COX**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1, as shown in the Master Deed Establishing 3308 Felicia Townhomes, a horizontal property regime, Tennessee Code Annotated, Title 66, Chapter 27, Sections 101-13, of record in Instrument Number 20070510-0056479, 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 Evan C. Osborn, a single man, and Carlos Wilson Dunlap, a married man, from Kayla S. Lowery, unmarried, by Warranty Deed dated November 25, 2020 and recorded December 18, 2020 in Instrument #20201218-0150524, said Register's Office

Grantor(s) covenants with Grantee that Grantor(s) owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3308 Felicia Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18 day of December, 2025

GRANTOR(S)

Carlos Wilson Dunlap

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, a Notary Public, Carlos Wilson Dunlap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18 day of Dec. 2025.

Ketline Etienne Vilma
Notary Public

KETLINE ETIENNE VILMA
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
November 29, 2030

KETLINE Etienne Vilma
Printed Notary Name

My commission expires: November 29, 2030

WITNESS MY/OUR HANDS, this 18 day of December, 2025

GRANTOR(S)

Evan C. Osborn by Carlos Wilson Dunlap Attorney in fact

Evan C. Osborn by Carlos Wilson Dunlap,
Attorney -in - Fact

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, a Notary Public, Carlos Wilson Dunlap to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Evan C. Osborn and acknowledged that he executed the same as the free act and deed of the said Evan C. Osborn.

WITNESS my hand and seal, this the 18 day of Dec. 2025.

Ketline Etienne Vilma

Notary Public

KETLINE ETIENNE VILMA
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
November 29, 2030

Ketline Etienne-Vilma

Printed Notary Name

My commission expires: November 29, 2030

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 12-19-2025.

Affiant Signature

12-29-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 29 day of December, 2025.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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