THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1363950 DEEDWARR 12/31/2025 09:09:30 AM 3 pgs Fees: $18.00 Taxes: $2,460.50 20251231-0104222	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $665,000.00 Affiant Subscribed and sworn to before me, this 29 day of December 2025. Notary Public My Commission Expires:

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

WARRANTY DEED

Address New Owner: Riley Osborne and Jordan McKenzie Osborne 1048 Percy Warner Boulevard, Nashville, TN 37205	Send Tax Bills to: CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 129-08-0-071

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM H. WALKER, III, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RILEY OSBORNE AND JORDAN OSBORNE, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page(s) 12 through 14 inclusive, 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 William H. Walker, III by Deed dated July 30, 2015 from Charles G. Donaldson, Trustee of The Charles G. and Rachel M. Donaldson Revocbale Living Trust, recorded July 31, 2015, in Instrument Number 201507310075896, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1048 Percy Warner Boulevard, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2025.

WILLIAM H. WALKER, III

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM H. WALKER, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of December, 2025.

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of December, 2025.

Affiant Signature
Date 12-29-25

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028