Karen Johnson Davidson County
Batch# 1373044 DEEDWARR
01/23/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20260123-0005924

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $357,500.00. Affiant Subscribed and sworn to before me, this the 21st day of January, 2026. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Hoover Group, Inc.	New Owner(s)	052-08-0-069.00
1307 Greenwood Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARCUS SHANE OSBORNE AND JENNIFER OSBORNE, F/K/A JENNIFER MICHELLE MCCRARY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE HOOVER GROUP, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 143, Sequoia Valley Subdivision, Section 3, of record in Book 4460, Page 83, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Marcus Shane Osborne and Jennifer Michelle McCrary, as equal tenants in common by Warranty Deed from E.A. Sirey, Jr. of record in Instrument No. 20130725-0077171 Register's Office for Davidson County, Tennessee, dated July 23, 2013 and recorded on July 25, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1240 Sioux Terrace, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of January, 2026.

Marcus Shane Osborne

Jennifer Osborne f/k/a Jennifer Michelle McCrary

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marcus Shane Osborne and Jennifer Osborne f/k/a Jennifer Michelle McCrary, with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of January, 2026.

Notary Public

My Commission Expires: 8/15/2034

WILLIAM ZINN
Notary Public - State of South Carolina
My Commission Expires
08/15/2034

Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 January 21, 2026

Affiant Signature

23rd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028