Karen Johnson Davidson County
Batch# 1378623 DEEDWARR
02/10/2026 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260210-0010008

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-159

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Melissa Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of February, 2026

Notary Public

Commission Expires: 6.3.29

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Conner Osswald and Kathryn Osswald 7892 Heaton Way Nashville, TN 37211	New Owner	173-09-0A-335.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David R. Proffitt and Dana M. Proffitt, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Conner Osswald and Kathryn Osswald, husband and wife,

HEREINAFTER CALLED THE GRANTEES, 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. 235 on the Plan Phase 4 Lenox Village, of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David R Proffitt and wife, Dana M Proffitt by Warranty Deed from Cathy G. Cofer of record in Instrument No. 20180524-0049968 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 24, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7892 Heaton Way, Nashville, TN 37211

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 and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Dated this the 5th day of February, 2026.

David R. Proffitt

Dana M. Proffitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of February, 2026, before me personally appeared David R Proffitt and Dana M Proffitt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of February, 2026.

Notary Signature
My commission expires:



I, Kirsten Virden, 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 2-5-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 2-5-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

