Karen Johnson Davidson County
Batch# 1391702 DEEDWARRSP
03/12/2026 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,802.55
20260312-0019667

THIS INSTRUMENT PREPARED BY:
First American Title Company
2550 Meridian Blvd, Ste 200/Off 230
Franklin, TN 37067

File No. 111087733

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **Twelfth day of February, 2026**, by and between **Ashton Nashville Residential L.L.C., a Delaware limited liability company**, party of the first part, and **Robert Louis Osburn and Cindy Kay Osburn, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Tract: 1:
Being Lot 19, as depicted and described on the plat entitled, "Cedars of Cane Ridge, Phase 1", and recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 202412060095000, to which reference is hereby made for a more complete description.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **202412060095000** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **1+02342949970000002055B39036**

X Improved OR
Unimproved property located at: **2835 Bison Court, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Ashton Nashville Residential L.L.C. , a Delaware limited liability company

By:_____
Name: Henry Varner
Title: Authorized Representative

State of **Tennessee**

County of **Williamson**

Before me, _____ of the State and County mentioned, personally appeared **Henry Varner** with whom I personally acquainted and who, upon oath, acknowledged such person to be **Authorized Representative** of **Ashton Nashville Residential L.L.C.**
the within named bargainor, a corporation, and that such **Henry Varner**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Authorized Representative**.

Witness my hand and Seal at office in **WILLIAMSON COUNTY, TN** this **Twelfth day of February, 2026.**

_____
Notary Public

_____
Notary Name

My Commission Expires: 7/27/28

TRINA M PIHS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

****

Owner's Name: **Robert Louis Osburn /Cindy Kay Osburn**

and Address: **2835 Bison Court**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Trailblazer Mortgage L.L.C.,ISAOA/ATIMA
189 South Orange Avenue, Suite 970
Orlando FL 32801

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$487,175.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Shanae McFeerin
Print Name

Subscribed and sworn to before me this **Twelfth day of February, 2026**.

Jennifer West Puckett
Notary Public

My Commission Expires: 9/16/28

JENNIFER WEST PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2028

Certificate of Authenticity

I, Jennifer Puckett, do hereby make oath that I am 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 2/12/2026.

2/12/24
Date

Jennifer Puckett
Affiant Signature

State of Tennesee
County of Williamson

Sworn to and subscribed before me this 12th day of February, 2026

Notary signature

