WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028

(AFFIX SEAL)

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

B-ELAM-26-2600-223

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Osborn	New owners	
(NAME)	(NAME)	**117 03 0H 223.00**
2600 Hillsboro Pike #223		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1418793 DEEDWARR
05/11/2026 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20260511-0042368

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP D. HARRIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA OSBORN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 223, together with the appurtenant interest in the common elements of THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUM, a horizontal property regime established by Master Deed of record as Instrument No. 20051005-0119789, as amended by First Amendment to Master Deed of record as Instrument No. 20060210-0016562, and as further amended by Second Amendment to Master Deed of record as Instrument No. 20060919-0116052, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Phillip D. Harris, unmarried, and Caryn M. Harris, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Reza and wife, Suzy Frazmand, of record in Instrument No. 20140602-0047240, in the Register's Office of Davidson County, Tennessee, dated May 30, 2014, and recorded on June 02, 2014. Caryn M. Harris, having since died on 5/22/2024 leaving Phillip D. Harris the surviving joint tenant.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ENCLAVE AT HILLSBORO VILLAGE Condominium of record in Instrument No. 20051005-0119789, as Amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement recorded in Instrument No. 20200310-0026753.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476.
- Charter for The Enclave at Hillsboro Village Condominium Association, Inc. recorded as Instrument No. 20050926-0115605 and Re-recorded in Instrument No. 20050928-0116816.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike #223, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 7th DAY OF MAY, 2026.

Phillip D. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP D. HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 5/7/2026.

Affiant Signature – Joshua A. Terry

5/11/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/11/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON