Karen Johnson Davidson County
Batch# 1423561 DEEDWARRSP
05/21/2026 12:57:30 PM 8 pgs
Fees: $43.00 Taxes: $2,258.85
20260521-0046522

NAME AND ADDRESS OF NEW OWNER:
Tshombe Williams
2914 McNairy Lane
Nashville, TN 37204

SEND TAX NOTICES TO:
new owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 118 10 0 194.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Grant Osburn, Executor of the Estate of Evelyn G. Osburn**, **Barry Osburn**, **Michele Osburn** (a/k/a Michelle Edwards), **Christi Earle** (a/k/a Christie Earle) and **Grant Osburn** (Grantors), have this day bargained and sold and do hereby transfer and convey unto **Tshombe Williams** (Grantee), his heirs and assigns, forever, that certain parcel of real estate situated and located in the 7th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 1 on the Plan of Marengo Park Resubdivision of parts of Lots Nos. 60 and 61, Sutton Hill Section, as of record in Book 3500, page 121, Register's Office for said County, described as follows:
>
> BEGINNING on the easterly margin of McNairy Lane at the corner of Lots No. 1 and 2; thence with the line between said two lots eastwardly 167 feet; thence northerly 90 feet to the southerly margin of Sutton Hill Road; thence with the same westerly 147 feet to the beginning of a curve; thence around said curve having a radius of 20.01 feet southwesterly 31.42 feet to the easterly margin of McNairy Lane; thence with the same southerly 70 feet to the beginning.
>
> Being the same property conveyed to Jesse C. Osburn and wife, Evelyn G. Osburn, by deed from Ronnie C. Peoples and wife, Joyace A. Peoples, appearing of record in Book 4871, page 342, of the Register's Office of Davidson County, Tennessee. Jesse C. Osburn died on December 12, 2014, leaving Evelyn G. Osburn as his surviving spouse and owner in fee simple of the subject property.

Evelyn G. Osburn died testate on January 1, 2025, and by the terms of Item IV of her Last Will and Testament filed in Docket No. 25P166, devised the subject property to her children, Barry Osburn, Christie Earle, Michelle Edwards and Grant Osburn. Christie Earle is one the same person as Christi Earle. Michelle Edwards is one and the same person as Michele Osburn.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 841 Sutton Hill Road, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and warrant the title against all persons claiming under Grantor and that it is unencumbered except by lien of the 2026 real property taxes, which taxes are being prorated between the parties herein, with the Grantee to pay said taxes when due.

[INTENTIONALLY LEFT BLANK]

WITNESS MY HAND on this 15th day of May, 2026.

Michele Osburn

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 15th day of May, 2026, before me personally appeared Michele Osburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Special Warranty Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 15th day of May, 2026.

Notary Public

My Commission expires: 4/15/2028

MARK A POLK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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WITNESS MY HAND on this 15th day of May, 2026.

Grant Osburn, Executor of the Estate of
Evelyn G. Osburn

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 15th day of May, 2026, before me personally appeared Grant Osburn, Executor of the Estate of Evelyn G. Osburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Special Warranty Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 15th day of May, 2026.

Notary Public

My Commission expires: 4/15/2028

MARK A POLK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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WITNESS MY HAND on this 15th day of May, 2026.

Barry Osburn

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 15th day of May, 2026, before me personally appeared Barry Osburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Special Warranty Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 15th day of May, 2026.

Notary Public

MARK A POLK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 4/15/2028

[INTENTIONALLY LEFT BLANK]

WITNESS MY HAND on this 13th day of May, 2026.

Christi Earle

Christi Earle

STATE OF TENNESSEE)
ss.
COUNTY OF BRADLEY)

On this the 13 day of May, 2026, before me personally appeared Christi Earle, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Special Warranty Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Cleveland, Tennessee, on the 13 day of May, 2026.

Notary Public

My Commission expires: 9/22/2026

CHERYL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

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WITNESS MY HAND on this 15th day of May, 2026.

Grant Osburn

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 15th day of May, 2026, before me personally appeared Grant Osburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Special Warranty Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 15th day of May, 2026.

Notary Public

MARK A POLK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 4/15/2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 610,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 20th day of May, 2026.

Notary Public

My Commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 May 15, 2026.

May 21, 2026

R. HOUSTON AKIN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 21 day of May, 2026.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026