Karen Johnson Davidson County
Batch# 1427454 DEEDWARR
06/03/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20260603-0049849

Name and Address of New Owner:
Olatunde Oso
1515 Lincoya Bay Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 109050D02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jamie Paulsen f/k/a Jamie Irwin**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Olatunde Oso**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being unit No. 1515 in the Cottages at Williams Bend, a private element horizontal property regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, conditions and Restrictions and by-laws for The Cottages at Williams Bend, a horizontal property regime with private elements of record in instrument number 20040,628-0076712 and supplementary declarations of record in instrument number 20041028-0129585, registers office for Davidson county Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private element horizontal property regime, contained in the said declaration, the plan filed as exhibit C of the supplementary declarations appearing in instrument number 20041028-0129585, said registers office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jamie Irwin by Special Warranty Deed from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP dated February 24th 2012 and recorded March 22nd 2012 of record in Instrument No 20120322-0024556, said Register's Office, Davidson County, Tennessee.

Jamie Irwin has since married and is now known as Jamie Paulsen.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1515 Lincoya Bay Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2026.

Jamie Paulsen (SEAL)
Jamie Paulsen

STATE OF Florida
COUNTY OF Osceola

On this 29th day of May, 2026, before me personally appeared Jamie Paulsen, 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 29th day of May, 2026.

LATISHA IRENE HUNTER
Notary Public - State of Florida
Commission # HH 700663
My Comm. Expires Jul 21, 2029

Latisha Irene Hunter
Notary Signature LATISHA IRENE HUNTER
My commission expires: 07/21/2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $352,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamie Paulsen
Affiant

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Osceola

Sworn to and subscribed before me this 29th day of May, 2026.

Latisha Irene Hunter
Notary Signature LATISHA IRENE HUNTER
My commission expires: 07/21/2029

LATISHA IRENE HUNTER
Notary Public - State of Florida
Commission # HH 700663
My Comm. Expires Jul 21, 2029

Certificate of Authenticity

I, Christina Higgins, 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 5/29/2026.

Date

Affiant Signature

5/29/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029