THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9763-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 2024 Notary Public MY COMMISSION EXPIRES: Feb 8 2027 (AFFIX SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1450468 DEEDWARR
07/22/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260722-0066363

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Travis Meadows	NEW OWNER	
2034 Greenwood Avenue		083-03-0-066.00
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Katherine Elizabeth Oss, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny Travis Meadows, married**

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. 8 on the Plan of Pontotoc Subdivision of record in Plat Book 547, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerome T. Oss and Cheryl A. Oss, husband and wife by Warranty Deed from Ladonna Griffith Boggess, married of record in Instrument No. 20130730-0079457 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 30, 2013.

Being the same property conveyed to Katherine Oss, an unmarried woman, and Jerome T. Oss and Cheryl Oss, husband and wife, all as tenants in common with right of survivorship by Quitclaim Deed from Jerome T. Oss and Cheryl A. Oss, husband and wife of record in Instrument No. 20140207-0010761 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 07, 2014.

Being the same property conveyed to Danny Travis Meadows and Katherine Elizabeth Oss, aka Katherine Oss or Katherine Elizabeth Meadows, husband and wife by Quitclaim Deed from Jerome T. Oss, Cheryl A. Oss and Katherine Oss of record in Instrument No. 20190822-0084246 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 22, 2019.

Being the same property conveyed to Katherine Oss by Quitclaim Deed from Danny Travis Meadows and Katherine Elizabeth Oss, aka Katherine Oss or Katherine Elizabeth Meadows, husband and wife of record in Instrument No. 20240806-0059879 Register's Office for Davidson County, Tennessee, dated August 05, 2024 and recorded on August 06, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2034 Greenwood Avenue, Nashville, TN 37206**

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 do 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.

Witness our hands this the 21 day of July, 2024.

Katherine Elizabeth Oss

Danny Travis Meadows

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine Elizabeth Oss,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of July, 2024.

My Commission expires: Mar 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Danny Travis Meadows,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of July, 2024.

My Commission expires: Mar 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on July 21, 2026. (date of document).

Signature

Date: 7-21-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 21st day of July, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON