Karen Johnson Davidson County
Batch# 1474869 DEEDWARR
09/18/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260918-0087029

This Instrument was Prepared by
FLIPPIN LAW GROUP, P.C.
P.O. Box 160
Humboldt, TN 38343

WARRANTY DEED

For the consideration hereinafter set forth, I, **MICHAEL DENNIS, a married man,** have this day bargained and sold and does by this deed hereby alien, grant, transfer and convey unto **JENNA LILLIAN OSBORNE, a single woman** the following described real estate, lying and being situate in Davidson County, Tennessee, to-wit:

> Lot No. 134 on the plan of Arrowhead Estates, Section II, as of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Michael Dennis, Married by Cash Deed for Tennessee Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20100831-0069186 Register's Office for Davidson County, Tennessee, dated August 27, 2010 and recorded on August 31, 2010.
>
> Map/Parcel 043-15-0-264.00

To have and to hold the above described real estate to the said Grantee, her heirs and assigns forever, together with all improvements and appurtenances thereunto belonging.

The Grantor covenants with the said Grantee, her heirs and assigns, that the Grantor is lawfully seized and possessed of the above described real estate, and he has a good and lawful right to sell and convey the same; that said real estate is unencumbered except as hereinafter set forth; and for himself, his heirs, executors and administrators, covenant that he will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

The Grantee expressly assumes and agrees to pay a proportionate part of the real estate taxes on said real estate for the year 2026 in the ratio that the unexpired portion of the year bears to the entire year, the taxes for the expired portion to be paid by the Grantor.

The consideration for this sale and transfer is Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00), cash in hand paid, the receipt of which is hereby acknowledged.

In witness whereof, the Grantor has subscribed his name hereto on this 11th day of September, 2026.

Michael J Dennis
MICHAEL DENNIS

STATE OF TENNESSEE
COUNTY OF Gibson

On this 11th day of September, 2026 before me personally appeared **MICHAEL DENNIS** to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Humboldt, Tennessee

Kaitlen Jones
NOTARY PUBLIC

My commission expires: 4/11/28

New Owner and address: 809 FAWN LANE, MADISON, TN 37115
Send Tax Notice to: ~~Jenna Lillian Osborne~~ C/O CMG MORTGAGE INC 3160 CROW CANYON STE 400 SAN RAMON, CA 94583

I, or we, hereby swear or affirm that the consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00 which amount is equal to or greater than the amount which the property described would command at a voluntary sale.

Alexis Carlton
Affiant

Subscribed and sworn to before me this 11th day of September, 2026.

Lisa Vernon
NOTARY PUBLIC
My commission expires: 1-12-2030

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Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 11, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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