Karen Johnson Davidson County
Batch# 1485380 DEEDWARR
10/16/2026 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20261016-0095260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

DM-JM-26-3653

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)
Shinoda Gerges	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**151-01-0A-048.00-CO**
5512 Old Salem Rd		
(ADDRESS)	(ADDRESS)	
Rockvale, TN 37153		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **EDITH N. OSATILE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHINODA GERGES, MARRIED,** 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:

Situated in the County of Davidson, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being lot no. 48, on the plan of Chatham Pointe, of record in plat book 6900, page 444-447, register's office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benson O. Osatile and wife, Edith N. Osatile by Quitclaim Deed from Benson O. Osatile and wife, Edith N. Osatile who erroneously Acquired Title as Benson O. Osaitile and Edith A. Osaitile of record in Instrument No. 20110601-0041557 Register's Office for Davidson County, Tennessee, dated May 19, 2011 and recorded on June 01, 2011. The said Benson O. Osatile having died on October 12, 2020, leaving Edith N. Osatile has surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2027 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page(s) 444, 445, 446 and 447, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7358, Page 656, as amended in Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381, Register's Office for Davidson County, Tennessee.
- By-Laws of Chatham Pointe Homeowners Association, Inc., of record in Book 8679, Page 446, Register's Office for Davidson, County, Tennessee.
- Charter for Chatham Pointe Homeowners Association, Inc. of record in Book 7597, Page 977, Register's Office for Davidson County, Tennessee.
- Deed for common areas to Chatham Pointe Homeowners Association, Inc., of record in Book 7683, Page 718, Register's Office for Davidson County, Tennessee.
- Flowage and Roadway Easement of record in Book 3891, Page 476, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 7748, Page 440, Book 7748, Page 444 and Book 9698, Page 104, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 7748, Page 493 and Book 9698, Page 51, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3653 Burwick Place, Antioch, Tennessee 37013**.

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 14th DAY OF OCTOBER, 2026.

Edith N. Osatile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDITH N. OSATILE, 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 14th of October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 10/14/26.

Date

Affiant Signature

10/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of October, 20 26.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)