WARRANTY DEED

Karen Johnson Davidson County
Batch# 292200 DEEDWARR
09/27/2019 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20190927-0098374

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$247,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME, THIS~~ THE 27th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-081318

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeff Checko	New Owner	
(NAME)	(NAME)	
521 Snyder Avenue		091-10-0-245.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Seven Thousand And No/100 Dollars ($247,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL J. O'CONNOR AND CRYSTAL O'CONNOR, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF CHECKO, A MARRIED MAN, 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. 4, Block "A" on the Map of MRS S. B. Drakes Subdivision, of Block "A" and J. M. Davidson's Subdivision of Block "B", Vernon & Lovell's Coleman Heights Plan of record in Plat Book 332, Page 25, 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 Michael J. O'Connor, unmarried, Janelle Epstein, unmarried and Kevin J. O'Connor, married by Warranty deed from Steven A. Mathers of record in Instrument No. 20070702-0078519 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 02, 2007.

Being the same property conveyed to Michael J. O'Connor, unmarried and Kevin J. O'Connor, married by Quit Claim deed from Michael J. O'Connor, unmarried and Janelle Epstein, unmarried and Kevin J. O'Connor, married joined by his spouse Barbara J. O'Connor of record in Instrument No. 20110524-0039825 Register's Office for Davidson County, Tennessee, dated December 31, 2010 and recorded on May 24, 2011.

Being the same property conveyed to Michael J. O'Connor, unmarried by Warranty deed from Michael J. O'Connor, unmarried and Kevin J. O'Connor, married of record in Instrument No. 20161028-0114428 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on October 28, 2016.

Crystal O'Connor, spouse of Michael J. O'Connor, joins in this conveyance to convey any marital interest, if any.

unimproved ☐
This is improved ☒ property, known as 521 Snyder Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Michael J. O'Connor and Crystal O'Connor, husband and wife this 26th day of Sept 26, 2019.

Michael J. O'Connor

Crystal O'Connor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th (Sep) day of September, 2019, before me personally appeared Michael J. O'Connor and Crystal O'Connor, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand and~~ official seal, this the 24th (Sep) day of September, 2019.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY