THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031255** Karen Johnson Davidson County Batch# 524408 **DEEDWARR** 12/03/2020 12:52:25 PM 2 pgs Fees: $13.00 Taxes: $1,013.80 20201203-0140633	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2020. Stacey Denson Palmer Notary Public My Commission Expires: 1/3/23

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Johanna O'Connor and Jacquelin O'Connor 7819 Heaton Way Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ SWBC 9311 San Pedro Ave San Antonio TX 78216	Tax Information: Tax Parcel ID No. 173 09 0A 207.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela A. Hall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johanna O'Connor, a single woman and Jacquelin O'Connor, a single woman, as tenants in common with rights of survivorship** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 153, as shown on the Plan of Phase "B" Lenox Village, of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela A. Hall, unmarried, by Warranty Deed from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, of record in Instrument No. 20040721-0087548, in the Register's Office of Davidson County, Tennessee, dated July 16, 2004 and recorded on July 21, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase "B" Lenox Village, as recorded in Instrument No. 20031024-0157237.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, supplemented in Instrument No. 20021226-0158459 and amended in Instrument No. 20080326-0030449.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CBB-20-7019

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449; Instrument No. 20010918-0100850; Instrument No. 20010918-0100852; Instrument No. 20011106-0121932 and in Instrument No. 20011129-0130322.

Easement recorded in Instrument No. 20010103-0000902.

Easement for Water Main and Appurtenances, recorded in Instrument No. 20011112-0123853.

Easement for broadband communications services, recorded in Instrument No. 20130916-0097049.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and in Instrument No. 20020408-0042676.

This is improved property located at 7819 Heaton Way Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2020.

Pamela A. Hall

Pamela A. Hall

STATE OF PA)
COUNTY OF Lebanon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela A. Hall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2020.

Reba Donley

Notary Public
My Commission Expires: 3/29/2024

Commonwealth of Pennsylvania - Notary Seal
Reba Donley, Notary Public
Lebanon County
My commission expires March 29, 2024
Commission number 1297281
Member, Pennsylvania Association of Notaries