Karen Johnson Davidson County
Batch# 588548 DEEDWARR
03/10/2021 09:51:18 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50
20210310-0031269

Warranty Deed

735,000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2021.

Notary Public

My commission expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey S Hong	New Owner(s)	105-02-11-002.00-CO
910 Southside Place		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CALAHAN P. O'REILLY AND TERRA FINDLAY O'REILLY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY S HONG, SINGLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 908 Southside Homes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20170120-0006401, and being shown on Plat attached thereto as Exhibit "B", 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 Calahan P. O'Reilly and Terra Findlay, husband and wife by Warranty deed from Develin LLC of record in Instrument No. 20180821-0082943 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 21, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 910 Southside Place, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Realty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
B-BWR-21-910

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of March, 2021.

Calahan P. O'Reilly

Terra Findlay O'Reilly

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~DAVIDSON~~ Lehigh

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Calahan P. O'Reilly and Terra Findlay O'Reilly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of March, 2021.

Sohil P Ghodasara
Notary Public

My Commission Expires: 07/18/2021

Commonwealth of Pennsylvania - Notary Seal
Sohil P. Ghodasara, Notary Public
Lehigh County
My Commission Expires July 18, 2021
Commission Number 1317200