Karen Johnson Davidson County
Batch# 615313 DEEDWARR
04/15/2021 09:47:45 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20210415-0050197

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William M. O'Connell and Jill Barbara Ellen	NEW OWNER	142090F61800CO
(NAME)	(NAME)	
618 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John P. Prince and Mary Katherine Prince, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William M. O'Connell and Jill Barbara Ellen, husband and wife,** 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:

A CERTAIN CONDONIINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE. BEING UNIT NO. 618 ON THE PLAN OF RIVER PLANTATION CONDOMINUMS, SECTION VIII, PHASE 2, OF RECORD IN PLAT BOOK 6900, PAGE 397, AS AMENDED IN BOOK 6900, PAGES 514-517, FURTHER AMENDED IN BOOK 6900, PAGES 654-657, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERBNCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN P. PRINCE BY DEED DATED FEBRUARY 23, 2007 FROM DAVID S. MILLSON AND WIFE, KATHRYN A. MILLSON OF RECORD IN INSTRUMENT NO. 20070306-0027378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 618 General George Patton Road, Nashville, TN 37221
(House Number) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DMSB-RU-21618

Witness my/our hands this 12th day of April, 2021.

John P. Prince

Mary Katherine Prince

State of Tennessee
County of Davidson

On this 12th day of April, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared John P. Prince and Mary Katherine Prince, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 12th day of April, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021



File No.: 21-O'Connell