This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $340,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of April, 2021.

Notary Public
My commission expires: 06-04-2023

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 06-04-2023

Karen Johnson Davidson County
Batch# 640502 DEEDWARR
05/20/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210520-0068459

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew I. O'Brien	Churchill Mortgage Corporation	104 06 0M 022.00 CO
222 Fairmont Court	1749 Mallory Lane, Suite 100	
Nashville, TN 37203	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY V. STEWART, EXECUTOR, AND WENDY ELLA EARLY, BENEFICIARY, OF THE ESTATE OF JANE ANN WHITSON,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATTHEW I. O'BRIEN, a single man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. B-4 of Fairmont Court Condominiums created under Title 66, Section 27-1-1, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221, Book 6823, Page 962 and Book 6893, Page 62, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as of Fairmont Court Condominiums set forth in said Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221, Book 6823, Page 962 and Book 6893, Page 62, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit. Reference is further made to the Condominium Plat for Fairmont Court Condominiums of record in Book 6250, Page 825, said Register's Office for a more complete and accurate description.

BEING the same property conveyed to Jane Ann Whitson, an unmarried person, by Warranty Deed from Virginia L. Lazenby, dated 4/17/1996 and recorded 4/24/1996 in Book 10025, Page 559, Register's Office for Davidson County, Tennessee. The said Jane Ann Whitson has since deceased on November 15, 2020 and her Last Will & Testament having been probated in Probate Case No. P2140 in Davidson County, Tennessee. The Executor of the estate having been named Gary V. Stewart and the beneficiary of the estate having been named Wendy Early.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 222 Fairmont Court, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WEE by GVS, AIF
GVS

Witness my hand this the 23rd day of April, 2021.

Estate of Jane Ann Whitson

Gary V. Stewart
By: Gary V. Stewart, Executor

Wendy Ella Early by Gary V. Stewart, her attorney in fact
Wendy Ella Early, Beneficiary, by Gary V. Stewart, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Gary V. Stewart,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Executor of the within named bargainor, an Estate, and that he, as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Gary V. Stewart as such Executor.

Witness my hand and official seal this 23 day of April, 2021.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23 day of April, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Gary V. Stewart 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 in behalf of Wendy Ella Early, by Durable Power of Attorney dated April 1, 2021, and who acknowledged that he executed the same as the free act and deed of Wendy Ella Early.

Witness my hand and official seal this 23 day of April, 2021.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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