Karen Johnson Davidson County
Batch# 644025 **DEEDWARR**
05/25/2021 03:16:46 PM 2 pgs
Fees: $13.00 Taxes: $1,337.55

20210525-0071014

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $361,500.00.
Brian Mitchell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of May, 2021.
Dawn Martin
NOTARY PUBLIC
My commission expires: 10/2/23

THIS INSTRUMENT PREPARED BY ~~& RETURN TO:~~
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Michael J. O'Hara, Jr. | NEW OWNER | 025-16-0-015.00 |
| (NAME) | (NAME) | |
| 918 S. Dickerson Road | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Stephen Ray Deese and Brittney Deese, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael J. O'Hara, Jr. , an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Goodlettsville Heights, Section III of record in Plat Book 1835, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete descriptionof the property.

Said Lot 34 fronts 125 feet on the East side of Dickerson Road (U.S. 41-E), and runs back 247.9 feet on the North line and 201.7 feet on the South line, and shows 133.8 feet on the rear line.

Being the same property conveyed to Stephen Ray Deese and Brittney Deese, husband and wife by Warranty deed from Michael Baylor Kersh and Belle Ami Kersh, husband and wife of record in Instrument No. 20170303-0021389, in the Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 03, 2017.

This property is __unimproved _X_improved property known as: 918 S. Dickerson Road, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Map #: ON-SB-TAB-21918

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of May, 2021.

Stephen Ray Deese

Brittney Deese

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Ray Deese and Brittney Deese, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2021.

Notary Public
My Commission Expires:

