Karen Johnson Davidson County
Batch# 666703 DEEDWARR
06/28/2021 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20210628-0087211

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $321,000.00.

Carmen Coats
Affiant

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

Eliza Whitfield
Notary Public

My commission expires: 5-5-2025

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:
Robin J. Morrison	CMG Financial	108-04-0-057.00
853 Norwalk Drive	3160 Crow Canyon Rd, Ste 400	
Nashville, TN 37214	San Ramon, CA 94583	

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, **ELIZABETH DIANE O'BRIEN AND DANIEL PATRICK O'BRIEN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBIN J. MORRISON, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Larchwood Subdivision, Section 2 of record in Book 5200, Page (s) 207 and 208, corrected in Book 5617, Page 208 and Book 5638, Page 483, in the 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 Elizabeth Diane O'Brien and Daniel Patrick O'Brien, wife and husband by Warranty deed from Ali K. Abdullah and Zaitoon Z. Tahir, husband and wife of record in Instrument No. 20160425-0040106 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

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 853 Norwalk Drive, Nashville, TN 37214, 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.

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 23rd day of June, 2021.

Elizabeth Diane O'Brien
Elizabeth Diane O'Brien

Daniel Patrick O'Brien by Elizabeth Diane O'Brien
Daniel Patrick O'Brien by ~~Elizabeth~~ Elizabeth Diane O'Brien
his attorney-in-fact
his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Diane O'Brien, individually and as attorney in fact for Daniel Patrick O'Brien, 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 21st day of June, 2021.

Molly Landmesser
Notary Public

My Commission Expires: 1-6-25

MOLLY LANDMESSER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 06, 2025
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

