Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0384

Karen Johnson Davidson County
Batch# 678705 DEEDWARR
07/19/2021 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20210719-0096203

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of July, 2021

Notary Public

Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patricia Mclarty 209 Still Water Circle Nashville, TN 37221	NEW OWNER	155-15-0A-011.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Karen Sroufe, Executrix of the Estate of Wynn James O'Meara and as devisee of Wynn James O'Meara, Susan O'Meara, as devisee of Wynn James O'Meara and Frances O'Meara, as devisee of Wynn James O'Meara**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia Mclarty, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Stonemeade, Section I, as of record in Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Wynn James O'Meara, by Quitclaim Deed from Susan Annette O'Meara, dated 7/15/2002 and recorded 7/31/2002 in Instrument No. 20020731-0091790; and being the same property previously conveyed to Wynn James O'Meara and wife, Susan A. O'Meara, by Warranty Deed from Centex Real Estate Corporation, dated 10/30/1992 and recorded 11/5/1992 in Book 8778, Page 116, in the Register's Office of Davidson County, Tennessee. The said Wynn James O'Meara having since died testate on May 13, 2021. His Estate is being probated under Docket No. 21P-1109 in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised subject property equally to Karen Sroufe, Susan O'Meara and Frances O'Meara. The said Karen Sroufe having been appointed Executrix of the Estate by Order and Letters Testamentary filed 6/10/2021 in the Probate Court for Davidson County, Tennessee.

Powers of Attorney of record in Instrument No. 202107190096201 and Instrument No. 202107190096202 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 209 Still Water Circle Nashville, TN 37221.

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

Dated this the 14th day of July, 2021.

Estate of Wynn James O'Meara

By: Karen Sroufe
Karen Sroufe, Executrix

By: Karen Sroufe
Karen Sroufe

By: Susan O'Meara by Karen Sroufe, her Attorney-In-Fact
Susan O'Meara by Karen Sroufe, her Attorney-In-Fact

By: Frances O'Meara by Karen Sroufe, her Attorney-In-Fact
Frances O'Meara by Karen Sroufe, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Sroufe, Executrix of the Estate of Wynn James O'Meara,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of July, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Sroufe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of July, 2021.

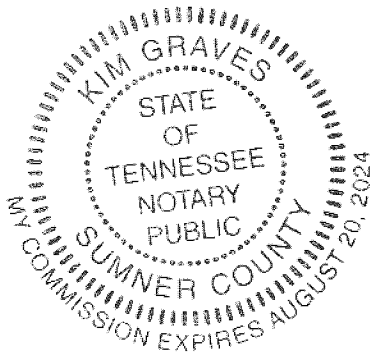
Kim Graves
Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karen Sroufe, 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 within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Susan O'Meara and that she is authorized by Susan O'Meara to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 14th day of July, 2021.



Kim Graves
Notary Public at Large
My commission expires: 8·20·24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karen Sroufe, 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 within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Frances O'Meara and that she is authorized by Frances O'Meara to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 14th day of July, 2021.



Kim Graves
Notary Public at Large
My commission expires: 8·20·24

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 14, 2021.

D. Shayne Adair

July 15, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th **day of** July, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY