Karen Johnson Davidson County
Batch# 679363 DEEDWARR
07/19/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210719-0096634

WARRANTY DEED	STATE OF ~~TENNESSEE~~ South Carolina COUNTY OF ~~DAVIDSON~~ Charleston THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of July, 2021 Notary Public MY COMMISSION EXPIRES: 12-3-2024 (AFFIX SEAL)
File No. TR-21-772	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaqui Lynch and Peter Nelson	New Owner	
(NAME)	(NAME)	
6529 Westfall Drive		126-16-0A-045.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Heather N. O'Neil and Richard T. O'Neil, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaqueline Anne Lynch and Peter Hugo Nelson, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 45 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Michael J. Scott, an umarried man by Warranty deed from Donald White and Elleen White, husband and wife of record in Instrument No. 20130801-0080384 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on August 01, 2013.

Being the same property conveyed to Michael J. Scott, a married man by Quit Claim deed from Michael J. Scott, a married man who acquired title as an unmarried man herein joined by his spouse Megan Lee Scott of record in Instrument No. 20171002-0100647 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017. Being the same property conveyed to Richard T. O'Neil and Heather N. O'Neil, husband and wife by Warranty deed from Michael J. Scott and Megan lee Scott, husband and wife of record in Instrument No. 20190715-0068876 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 15, 2019.

Being also known as 6529 Westfall Drive Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 12th day of July, 2021.

Heather N. O'Neil by Richard T. O'Neil, Attorney-In-Fact

Heather N. O'Neil by Richard T. O'Neil,
Attorney-In-Fact

Richard T. O'Neil

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Richard T. O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Heather N. O'Neil, and that this instrument was executed on behalf of the said Heather N. O'Neil for the purposes therein contained.

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

Notary Public Sarah Jane Schrodetzki

My Commission Expires: 12-03-2024

SARAH JANE SCHRODETZKI
Notary Public, South Carolina
My Commission Expires
December 03, 2024

STATE OF South Carolina
COUNTY OF Charleston

On this 12th day of July, 2021, before me personally appeared Richard T. O'Neil, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Public Sarah Jane Schrodetzki

My Commission Expires: 12-03-2024

SARAH JANE SCHRODETZKI
Notary Public, South Carolina
My Commission Expires
December 03, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/14/2021 (date of document).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL