THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 689803 **DEEDWARR**
08/04/2021 11:25:06 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210804-0104780

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **285,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Aug., 2021.

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. O'Conner	New Owner	MAP 073-12-0-
2428 Ridgeland Drive	2637 Western Hills Dr	PARCEL 020.00
Nashville, TN 37214	Nashville TN 37214	
(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, WE, **John J. O'Conner Trustee, of The John J. O'Connor Revocable Living Trust and Edna J. O'Connor, Trustee, of The Edna J. O'Connor Revocable Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. O'Connor and Christina Catignani O'Connor, husband and wife**

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. 246 on the Plan of Section Two, Sunset View of record in Plat Book 2663, Page 52, 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 John J. O'Conner Trustee and Edna J. O'Connor, Trustees and their successors in trust, of The John J. O'Connor Revocable Living Trust and The Edna J. O'Connor Revocable Living Trust by Quit Claim deed from John J. O'Connor and wife, Edna J. O'Connor of record in Instrument No. 20040923-0115043 Register's Office for Davidson County, Tennessee, dated August 13, 2004 and recorded on September 23, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **2428 Ridgeland Drive, Nashville, TN 37214.**

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 our hands this the 3rd day of August, 2021.

The John J. O'Connor Revocable Living Trust and The Edna J. O'Connor Revocable Living Trust

John J. O'Connor, Trustee

Edna J. O'Connor, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John J. O'Connor and Edna J. O'Connor** with whom I am personally acquainted and who upon THEIR oath acknowledged themselves to be the **Trustees** of the **The John J. O'Connor Revocable Living Trust and The Edna J. O'Connor Revocable Living Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John J. O'Connor and Edna J. O'Connor** as such **Trustees**.

Witness my hand and official seal this the 3rd day of August, 2021.

My Commission expires Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON