4748

Name and Address of New Owner:
Lauren Williams
1908 Boxelder Alley
Hermitage, TN 37076

Send Tax Bills To:
Lauren Williams
1908 Boxelder Alley
Hermitage, TN 37076
CrossCountry Mgt.
6850 Miller Road
Brecksville, OH 44141

Karen Johnson Davidson County
Batch# 701272 DEEDWARR
08/19/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.23
20210819-0112407

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 097-02-0A-268-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shannon O'Neill, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren Williams,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Villages of Riverwood, Section 1, Phase 3A, Revision 1, of record in Instrument #20110630-0050230, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shannon O'Neil, a single person, from Denise Ruiz, a married person, by Quitclaim Deed dated September 18, 2018 and recorded October 19, 2018 in Instrument #20181019-0103891, said Register's Office.

Being the same property conveyed to Shannon O'Neill, a single person, and Denise Ruiz, a married person, as tenants in common with rights of survivorship, from Shannon O'Neill, a single person, by Quitclaim Deed dated March 13, 2012 and recorded March 19, 2012 in Instrument #20120319-0022980, said Register's Office.

Being the same property conveyed to Shannon O'Neill from Beazer Homes Corp., a Tennessee corporation, by Warranty Deed dated September 15, 2011 and recorded September 16, 2011 in Instrument #20110916-0071956, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of August, 2021.

Shannon O'Neill (SEAL)
Shannon O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of August, 2021, before me personally appeared Shannon O'Neill, 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, at office, this 16th day of August, 2021.

JONATHAN RHYNE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-21-2024

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shannon O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

JONATHAN RHYNE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-21-2024

Notary Signature
My commission expires:

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 16 day of August, 2021.

Ernest D. Bennett, III, Affiant — 8-16-2021 Date

State of Tennessee)
County of Davidson)

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

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023