WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-SB-CM-21-2601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,111,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chaz Vetter and Echo Vetter	New owners	
(NAME)	(NAME)	
2601 Pulley Rd		**121-00-0-198.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA HELEN CARROLL EXECUTRIX OF THE ESTATE OF MICHAEL STEVEN O'NEIL AND ELIZABETH O'NEIL, PATRICIA HELEN CARROLL, MICHAEL SHAWN O'NEIL, AND MAGGIE O'NEIL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAZ VETTER AND ECHO VETTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Tract I: Land in the Third Civil District of Davidson County, Tennessee, according to a survey made by Petty and Petty, dated September 20, 1973, more particularly as follows:

Beginning at a point in the Southerly margin of Pulley Road, said point being the Northwest corner of the property as recorded Book 3032, Page 329, Register's Office for said County; thence, along the Southerly margin of Pulley Road, North 86 degrees 30 minutes East, 200 feet; South 1 degrees 43 minutes East, 570 feet; North 86 degrees 30 minutes West, 280 feet; North 6 degrees 50 minutes East, 545 feet to the point of beginning, said Tract being designated as Tract No. 1.

Tract II: Land lying in the Third Civil District of Davidson County, Tennessee, described according to a survey made by John D. McCormick, dated April 30, 1977, as follows:

Beginning at an iron pin, same being located at the Southwest corner of the property conveyed to Paul Edward Pigue by deed of record in Book 4867, Page 646, Register's Office for said County; thence, South 86 degrees 30 minutes East, along the South Southerly boundary line of the Pigue property, 280 feet to an iron pin, being Pigue's Southeast corner; thence, South 2 degrees 33 minutes 280.0 feet to an iron pin; thence, North 2 degrees 33 minutes East, 311.2 feet to the point of beginning.

Tract III: Land lying, and being in the Third Civil District of Davidson County, Tennessee, and described according to a survey made by John D. McCormick, dated September 4, 1977 as follows, to-wit:

Beginning at an iron pin, same being located at the Southwest comer of the property conveyed to Paul Edward Pigue by deed of record in Book 5146, Page 205, Register's Office for Davidson County, Tennessee; thence, South 86 degrees 30 minutes East, along the Southern boundary line of the Pigue property; 280 feet to an iron pin, being Pigue's Southeast corner; thence, South 2 degrees 33 minutes West, 155.6 feet to an iron pin; thence, North 86 degrees 30 minutes West, 280 feet to an iron pin; thence, North 2 degrees 33 minutes East, 155.6 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Michael O'Neil (aka Michael Steven O'Neil) and Elizabeth O'Neil, husband and wife, by Warranty Deed from Ray A. Vetter and wife, Nancy C. Vetter, of record in Instrument No. 20050615-0068283 Register's Office for Davidson County, Tennessee, dated June 13, 2005 and recorded on June 15, 2005.

Karen Johnson Davidson County
Batch# 705863 DEEDWARR
08/27/2021 11:34:03 AM 5 pgs
Fees: $28.00 Taxes: $4,110.70

20210827-0116005

Said Michael O'Neil,aka Michael Steven O'Neil and Elizabeth O'Neil (since divorced), became deceased on October 15, 2020, leaving Last Will and Testament filed for Probate in Docket No. 20P1962, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Patricia Helen Carroll is named Executor of the Estate of Michael Steven O'Neil, deceased. The said Patricia Helen Carroll is one and the same as Patricia O'Neil.

Being also known as 2601 Pulley Rd., Nashville, Tennessee 37214.

This conveyance is subject to:
- Taxes for the year 2021.
- Restrictions of record in Book 4769, Page 550, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 201802260017713, in the Register's Office for Davidson County, Tennessee.
- Subject to those matters according to a survey by Petty and Petty, dated September 20, 1973.
- Subject to those matters according to a survey by John D. McCormick, dated April 30, 1977.
- Subject to those matters according to a survey by John D. McCormick, dated September 4, 1977.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2601 Pulley Rd, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 24th DAY OF AUGUST, 2021.

Estate of Michael Steven O'Neil

BY: Patricia Helen Carroll
Patricia Helen Carroll
Executrix

Elizabeth O'Neil
Elizabeth O'Neil

Patricia Helen Carroll
Patricia Helen Carroll

Michael Shawn O'Neil by Patricia O'Neil, Attorney-in-fact
Michael Shawn O'Neil by Patricia O'Neil, Attorney-in-Fact

~~Maggie O'Neil~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PATRICIA HELEN CARROLL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the EXECUTRIX of ESTATE OF MICHAEL STEVEN O'NEIL, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as EXECUTRIX.

Witness my hand and official seal, this the ~~13th~~ 24th of August, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH O'NEIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA HELEN CARROLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~13th~~ 24th of August, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

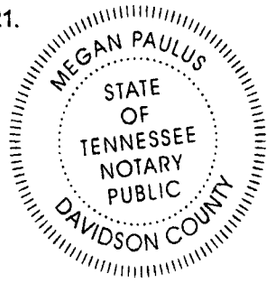
MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA O'NEIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL SHAWN O'NEIL, and who acknowledged he/she they executed the same as the free act and deed of said.

Witness my hand and official seal, this the 13th of August, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



~~Maggie O'Neil~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAGGIE O'NEIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA O'NEIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL SHAWN O'NEIL, and who acknowledged he/she they executed the same as the free act and deed of said.

Witness my hand and official seal, this the 13th of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

_____
Maggie O'Neil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAGGIE O'NEIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2021.

_____
Notary Public
My Commission Expires: 9/2/24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212