Karen Johnson Davidson County
Batch# 718410 DEEDWARR
09/16/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210916-0124892

WARRANTY DEED

EMILY CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF CHEATHAM

W-CL-21-2115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/10/24

(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)
Caroline McDermott	New Owners	
(NAME)	(NAME)	**104-11-0M-007.00-CO**
2115 Acklen Avenue Unit 7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **TIMOTHY P. O'BRIEN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE MCDERMOTT,** 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:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Chardonnay Condominiums of record in Plat Book 6789, Page 462, 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 Timothy P. O'Brien, a single person by Warranty deed from Fred C. Jordan and wife, Juliany Jordan of record in Instrument No. 20050718-0083040 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 18, 2005. (Value of consideration shown in aforementioned deed $191,000.00.)

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of The Chardonnay Condominiums of record in Book 6789, Page 462, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6789, Page 498, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6763, Page 27, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Acklen Avenue Unit 7, Nashville, Tennessee 37212**.

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 31st DAY OF AUGUST, 2021.

Timothy P. O'Brien by John Gleaves Attorney in Fact
Timothy P. O'Brien by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 TIMOTHY P. O'BRIEN, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMOTHY P. O'BRIEN.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Emily Crowder, 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 9-31 2021.

Custodian's Signature

9/2/24
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 2nd day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: Oct 14 25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON