Karen Johnson Davidson County
Batch# 758740 DEEDWARR
11/22/2021 09:51:00 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20211122-0154567

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 439,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2021.

Notary Public

COMMISSION EXPIRES: 6-23-25

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shelby Ann Bonner Gentry Jay Edward Gentry	American Pacific Mortgage Corp.	044-09-0-024
(NAME) 209 Rayon Drive	(NAME) 3000 Lava Ridge Court, Ste 20	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Roseville, CA 95661	
(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, **Sean O'Halloran and Madison O'Halloran, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Ann Bonner Gentry and Jay Edward Gentry, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 242 on Map of Rayon City, as recorded in Book 843, Page 13, Register's Office for Davidson County, Tennessee. and futher described as follows:

Said lot fronts fifty (50) feet on the southerly side of Rayon Drive, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Sean O'Halloran and Madison O'Halloran, husband and wife, by Warranty Deed from Roberth Lamer and Yailyn Mata, husband and wife, filed for record on July 2, 2019 as Instrument No. 20190702-0064758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 209 Rayon Drive (House Number) (Street) | (P.O. Address) | Old Hickory, TN (City or Town)(State) 37138 (Postal Zip)

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, successors 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, successors 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 12th day of November, 2021.

Sean O'Halloran

Madison O'Halloran

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Sean O'Halloran and Madison O'Halloran,** 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 12th day of November, 2021.

Notary

Commission Expires: _____

