Karen Johnson Davidson County
Batch# 795394 DEEDWARR
01/26/2022 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220126-0009388

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-4858-2021

**WARRANTY DEED**

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of JANUARY, 2022.

Eliza Whitfield
NOTARY PUBLIC

My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Valentino Sebastian<br>3005 Lake Drive<br>Hermitage TN 37076 | Homebridge Financial Services<br>194 Wood Ave S, 9th Floor<br>Iselin, NJ 08830 | 086-14-0B-007-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($425,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS O'BRIEN AND MARA O'BRIEN, married couple,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN VALENTINO SEBASTIAN, single man,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, Revised Final Plat, Fleetwood Subdivision, Phase 1, according to survey and plat of same appearing of record in Book 6900, pages 465-466, 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 Mara Carroll, an unmarried woman, and Thomas O'Brien, unmarried man, joint tenants with right of survivorship, from Michael Ryan Warren and wife, Heidi Cataldo-Warren, by Warranty Deed dated June 14, 2019 and recorded June 11, 2019 in Instrument #20190611-0055879, said Register's Office. Mara Carroll and Thomas O'Brien are now married, and Mara Carroll is now known as Mara O'Brien.

This is improved property known as 3005 Lake Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property known as 3005 Lake Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s) .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of January, 2022

GRANTOR(S)

Thomas O'Brien

Mara O'Brien

STATE OF TENNESSEE
COUNTY OF Wilson

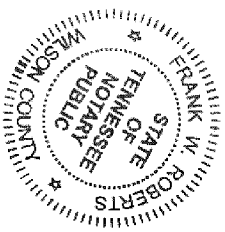
Personally appeared before me, a Notary Public, Thomas O'Brien and Mara O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of Jan., 2022.

Notary Public

Printed Notary Name

My commission expires: 9-23-25



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 01/18/2022 ____ (date of document).

Affiant Signature

01/18/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025