WARRANTY DEED

Karen Johnson Davidson County
Batch# 813750 DEEDWARR
03/02/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220302-0023539

State of Tennessee
County of ~~Williamson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $530,000.00

Affiant

Subscribed and sworn to me on February 17, 2022

Notary Public

My Commission Expires: 10/28/2023

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24718.2022

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amber M. McGinnis and husband, Brock D. Gleeson 3824 Burrus Street Nashville, TN 37216	New Owner	061 14 0 125.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Michael W. O'Neill, a married man, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto **Amber M. McGinnis and Brock D. Gleeson, wife and husband, (hereinafter called "Grantees"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 65 feet of the west 175 feet of Lot No. 66 on the Map of Maplewood Home Tract (incorrectly referred to as Maplewood Heights on the previous deed) as of record in Book 421, Page 174, Register's Office of Davidson County, Tennessee and being known as Lot No. 3 on the unrecorded map of the Rooney E. Warren lots and shown on a survey made September 24, 1949 by Ralph W. E. Lambert, Surveyor, as follows:

Said part of Lot No. 66 which is Lot No. 3 fronts 65 feet on the east side of Burrus Street and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Michael W. O'Neill by Deed dated July 10, 2020 from Jeffrey Thomas Drury and being of record in Instrument Number 20200714-0076706, Register's Office of Davidson County, Tennessee.

**The above described property is not the principal place of residence of the Grantor, the Grantor's spouse, if any, or any minor children of the Grantor, if any.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes are a lien but are not yet due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Subject to any and all notes and matters on the Plat of record in Plat Book 421, Page 174, said Register's Office.

This property is known as improved property located at 3824 Burrus Street, Nashville, Tennessee 37216.

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 and assigns, forever, and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, 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.

Executed on this 17th day of February, 2022.

Michael W. O'Neill

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on February 17, 2022.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Feb 17, 2022.

Hadley Roper
Affiant Signature

02/17/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 02/17/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal