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WARRANTY DEED

Karen Johnson Davidson County
Batch# 820383 DEEDWARR
03/11/2022 12:15:20 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00

20220311-0028732

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rusty Moore, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4308-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Annette Vannilam and Robin Thomas Vannilam	NEW OWNER	117070C10900CO
(NAME)	(NAME)	
109 Hampton Place	109 Hampton Place	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thirty Thousand And No/100 Dollars ($630,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JILL O'NEAL COON, MARRIED, CATHLEEN O'NEAL EAGLE, MARRIED, AND JENNIFER O'NEAL MORRIS, MARRIED, BEING THE HEIRS-AT-LAW OF THEODORE LAWRENCE O'NEAL, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNETTE VANNILAM AND ROBIN THOMAS VANNILAM, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 109 on the Plan of Hampton Place Townhomes of record in Plat Book 5200, page 421, Register's Office for said County, to which plan reference is made for

complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a horizontal property regime established by Master Deed of record in Book 5891, page 897, said Register's Office.

Being the same property conveyed to Theodore Lawrence O'Neal by Warranty deed from Donnette Laurelie Hall of record in Book 11757, page 714, Register's Office for Davidson County, Tennessee, dated November 23, 1999 and recorded on November 29, 1999. The said Theodore Lawrence O'Neal having died intestate and unmarried on August 31, 2021, leaving his children, Jill Coon, Cathleen Eagle and Jennifer Morris as his heirs-at-law, as evidenced by Affidavits of Heirship of record as Instrument Nos. 20211012-0137079, 20211012-0137080, 20220311-0028728 and 20220311-0028729 Register's Office for Davidson County, Tennessee. Jill Coon and Jill O'Neal Coon are one and the same person. Cathleen Eagle and Cathleen O'Neal Eagle are one and the same person. Jennifer Morris and Jennifer O'Neal Morris are one and the same person.
The property herein conveyed has never been the marital residence of Grantors and is not a marital asset.

unimproved ☐
This is improved ☒ property, known as 109 Hampton Place, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (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 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 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 9th day of March, 2022.

Jill O'Neal Coon
Jill O'Neal Coon

Cathleen O'Neal Eagle by Jill O'Neal Coon, attorney-in-fact
Cathleen O'Neal Eagle by Jill O'Neal Coon, Attorney-in-Fact

Jennifer O'Neal Morris by Jill O'Neal Coon, attorney-in-fact
Jennifer O'Neal Morris by Jill O'Neal Coon, 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, the within named **Jill O'Neal Coon**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument of the purposes therein contained. Witness my hand this 9th day of March, 2022.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Jill O'Neal Coon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Cathleen O'Neal Eagle and Jennifer O'Neal Morris,** as their Attorney in Fact, as the free act and deed of the within named **Cathleen O'Neal Eagle and Jennifer O'Neal Morris.** Witness my hand this 9th day of March, 2022.

Notary Public

My Commission Expires:

