Karen Johnson Davidson County
Batch# 838729 DEEDWARR
04/12/2022 03:19:47 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20220412-0042433

LR-P-22-808

Y DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/31/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 31, 2023

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)
Alexandra N. Harvey	New Owner	
(NAME)	(NAME)	042-07-0A-063.00-CO
808 Heritage Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **PACIFIC PREMIER TRUST CUSTODIAN FBO STEVEN P. OBRIEN IRA**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA NICOLE HARVEY, AN UNMARRIED WOMAN**, 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 Lot No. 225 on the Plan of Revised Phase Two, Heritage Square of record in Plat Book 5200, Page 378, 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 Pacific Premier Trust Custodian FBO Steven P. O'Brien IRA by Warranty deed from Libby Elzer, unmarried woman of record in Instrument No. 20220222-0019842 Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on February 22, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5752, Page 884 and Book 5722, Page 248, 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: **808 Heritage Circle, Madison, Tennessee 37115**.

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 05 DAY OF APRIL, 2022.

Pacific Premier Trust Custodian fbo Steven P O'Brien

BY: Jason Amador

IT'S Authorized Signer

Pacific Premier Trust
A Division of Pacific Premier Bank
By: Jason Amador
Its: Authorized Signatory

Read and Approved by:

Steve P. O'Brien

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN P. OBRIEN, of PACIFIC PREMIER TRUST CUSTODIAN FBO STEVEN P. OBRIEN IRA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of April, 2022.

Grant Laday
Notary Public
My Commission Expires: 2/14/26
(SEAL)

GRANT THOMAS LADAY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20224006220
MY COMMISSION EXPIRES FEB 14, 2026

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