Karen Johnson Davidson County
Batch# 838947 DEEDWARR
04/13/2022 10:21:25 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20220413-0042741

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2022.

R. L. MOORE NOTARY PUBLIC COUNTY OF DAVIDSON TENNESSEE

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024
(AFFIX SEAL)

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

File No.: P22-4313-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kevin O'Connor	NEW OWNER	096-09-0A-733.00-CO
(NAME)	(NAME)	
733 Kent Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JAMES L. JONES, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN O'CONNOR, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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 733, Emery Place Condominiums, a Planned Unit Development, as of record in Plat Book 6250, Page 719, 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 Martha J. Waddell, an unmarried woman by Warranty Deed from Holland L. Koontz and wife, Suzanne P. Koontz of record in Instrument No. 20090824-0079388 Register's Office for Davidson County, Tennessee, dated July 24, 2009 and recorded on August 24, 2009. The said Martha J. Waddell having died on or about August 12, 2021, leaving a Probate at Docket No. 21P1699, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to James L. Jones by Warranty deed from Gary Lee Davis and Melissa Ann Davis of record in Instrument No. 20220202-0012280 Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on February 02, 2022.

The above described property has never been the marital residence of Grantor and is not a marital asset.

unimproved ☐
This is improved ☒ property, known as 733 Kent Road, Nashville, TN 37214
(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 my hand this 12th day of April, 2022.

James L. Jones

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 James L. Jones, 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 he executed the within instrument of the purposes therein contained.

Witness my hand this 12th day of April, 2022.

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Jan 8 2024