Karen Johnson Davidson County
Batch# 843469 DEEDWARR
04/21/2022 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $906.50
20220421-0046200

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, ~~FOR THIS~~ TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 04TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-7-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs Rd. Smyrna, TN 37167

File No.: 1053

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael O'Neil	"New Owner"	050-14-0-214.00
(NAME) 1120 Dickerson Pike ~~3133 Wilmoth~~	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BETTY J. ROACH**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL O'NEIL**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 375 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register Office for said County, described as follows: Beginning at a point In the Southerly margin of Wilmoth. Road, the common corner of Lots 374 and 375; thence with the line between said lots, Southwardly 129.4 feet to a point; thence Westwardly 106 feet to a point in the Easterly margin of Spears Road; thence with the margin of the same, Northwardly 108.46 feet to a point, the beginning of a curve; thence Northeastwardly around said curve 39.27 feet to a point in the Southerly margin of Wilmoth Road; thence with the margin of the same, Eastwardly 113.05 feet to the point of beginning.

Being the same property conveyed to John M. Roach and wife, Betty J. Roach by Warranty Deed from Gains and Gains Construction Company, Inc. of record in Book 3372, Page 357, Register's Office for Davidson County, Tennessee, dated April 20, 1962 and recorded on April 23, 1962.

John M. Roach having died July 15, 2019 leaving said property in the sole name of Betty J. Roach. See Exhibit A.

This conveyance being subject to:

- Restrictions of record in Book 3249, Page 345, amended in Book 3309, Page 615 amended in Book 3616, Page 269, in the Register's Office for Davidson County, Tennessee.

- Plan of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

-Taxes for the year 2022, a lien not yet due and payable.

This is improved property, known as 3133 Wilmoth, Nashville, TN 37207
(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 the 4th day of April, 2022.

Betty J. Roach by John F. Roach, Attorney-in-Fact
Betty J. Roach, by John F. Roach, Attorney-in-Fact

State of Tennessee
County of Sumner

On this the 4th day of April, 2022, before me personally appeared John F. Roach, as Attorney-in Fact for Betty J. Roach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person, executed the same as the free act and deed, of said John F. Roach, as Attorney-in-Fact for Betty J. Roach.

Witness my hand, at office, this 4th day of April ,2022.

Ruth M. Foran
Notary's Signature
My commission expires: _____

RUTH M. FORAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

(Seal)

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH
STATE FILE NUMBER 2019 041105

DECEDENT (TYPE/PRINT IN PERMANENT BLACK INK)

1. DECEDENT'S LEGAL NAME: JOHN MARSHALL ROACH
2. SEX: MALE
3. DATE OF DEATH: 07/15/2019
4. TIME OF DEATH: 19:01
5a. AGE: 92
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: 05/25/1926
7. BIRTHPLACE: TEXAS BEND, MO
8a. PLACE OF DEATH: DECEDENT'S HOME
8b. FACILITY NAME: 3133 WILMOTH ROAD
8c. CITY OR TOWN: NASHVILLE
8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: MARRIED
10. SURVIVING SPOUSE (name prior to first marriage): BETTY JOE KEEVER
11a. DECEDENT'S USUAL OCCUPATION: ELECTRONIC
11b. KIND OF BUSINESS/INDUSTRY: TELECOMMUNICATIONS
12. SOCIAL SECURITY NUMBER: -3742-
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY OR TOWN: NASHVILLE
13d. STREET AND NUMBER: 3133 WILMOTH ROAD
13e. INSIDE CITY LIMITS?: YES
13f. ZIP CODE: 37207
14. WAS DECEDENT EVER IN US ARMED FORCES?: YES
15. DECEDENT'S EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE: WHITE

PARENTS

18. FATHER'S NAME: JOHN ROACH
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: BERTHA SUSANA LINEBAUGH

20a. INFORMANT'S NAME: BETTY J. ROACH
20b. RELATIONSHIP TO DECEDENT: WIFE
20c. MAILING ADDRESS: 3133 WILMOTH ROAD, NASHVILLE, TN 37207

DISPOSITION

21a. METHOD OF DISPOSITION: CREMATION
21b. PLACE OF DISPOSITION: CRAWFORD MORTUARY & CREMATORY
21c. LOCATION: NASHVILLE, TN
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ HEIDE B CRAWFORD
22b. LICENSE NUMBER: 4114
22c. SIGNATURE OF EMBALMER:
22d. LICENSE NUMBER:
23a. NAME AND ADDRESS OF FUNERAL HOME: CRAWFORD MORTUARY AND CREMATORY, 2714 GRANDVIEW AVE, NASHVILLE, TN 37211-2225
23b. LICENSE NUMBER: 713

REGISTRAR

24. REGISTRAR'S SIGNATURE: /s/ EDWARD G BISHOP III
25. DATE FILED: 07/24/2019

CERTIFIER

26. CERTIFIER
26a. [ ] PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. [X] MEDICAL EXAMINER - ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
27a. CERTIFIER: /s/ THOMAS DEERING, MD
27b. LICENSE NUMBER: 26366
27c. DATE SIGNED: 07/24/2019
27d. NAME AND ADDRESS: THOMAS DEERING, MD 250 R. S. GASS BLVD, NASHVILLE, TN 37216

(PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 24 HOURS)

MEDICAL CERTIFICATION

28. PART I ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.
IMMEDIATE CAUSE (Final disease or condition resulting in death): a. HYPERTENSIVE CARDIOVASCULAR DISEASE
DUE TO (OR A CONSEQUENCE OF): b.
DUE TO (OR A CONSEQUENCE OF): c.
DUE TO (OR A CONSEQUENCE OF): d.
APPROXIMATE INTERVAL: ONSET TO DEATH
PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: PRIOR CEREBRAL VASCULAR ACCIDENT (STROKE)
29a. WAS AN AUTOPSY PERFORMED?: NO
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?:
30. MANNER OF DEATH: NATURAL
31. DID TOBACCO USE CONTRIBUTE TO DEATH?: UNKNOWN
32. IF FEMALE: N/A
33. IF TRANSPORTATION INJURY, SPECIFY:
34a. DATE OF INJURY:
34b. TIME OF INJURY:
34c. INJURY AT WORK?:
34d. PLACE OF INJURY:
34e. DESCRIBE HOW INJURY OCCURRED:
34f. LOCATION OF INJURY:

VS-1659 (Rev. 3/2017)
RDA 10112

11241175

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.
Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

1 1 2 4 1 1 7 5

Edward G. Bishop III
State Registrar

Date Issued: JUL 25 2019

CERTIFICATION OF VITAL RECORD

202204210046200

I, Thomas N. Jones, 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 April 4, 2022 (date of document).

Thomas N. Jones
Date: April 6, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 6th day of April, 2022.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY