Karen Johnson Davidson County
Batch# 850238 DEEDWARR
05/04/2022 10:14:28 AM 5 pgs
Fees: $28.00 Taxes: $37.00
20220504-0051560

This instrument prepared by:

Jeffrey J. Switzer
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

TENNESSEE WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey R. Simmonds Megan Simmonds 5318 Anchorage Drive Nashville, Tennessee 37220	Jeffrey R. Simmonds Megan Simmonds 5318 Anchorage Drive Nashville, Tennessee 37220	Map 160-03-0 Parcel 092.00 (subdivided)

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marion S. O'Brien, Trustee of The Marion S. O'Brien Revocable Living Trust Agreement**, herein called "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Jeffrey R. Simmonds** and **Megan Simmonds**, husband and wife "Grantees", all of her right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

BEING A TRIANGULAR SHAPED WESTERN PORTION OF LOT 221, HAILEYWOOD ESTATES, SECTION 8-A, AS RECORDED IN PLAT BOOK 2854, PAGE 82, R.O.D.C., LOCATED IN THE 26TH COUCILMANIC DISTRICT FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON PIN FOUND IN THE SOUTH MARGIN OF ANCHORAGE DRIVE, (60' RIGHT-OF-WAY), SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 222, AND THE NORTHWEST CORNER OF LOT 221 OF THE AFOREMENTIONED HAILEYWOOD SUBDIVISION;

THENCE WITH A NEW LINE SEVERING LOT 221, S 22°- 26'- 18" E, 356.95 FEET, PASSING AN IRON PIN SET AT 296.95 FEET, TO A POINT, SAID POINT BEING THE NEW CORNER OF LOT 222 AND LOT 221; THENCE, N 83°- 16'- 39" W, 49.10 FEET, TO AN IRON PIN FOUND, SAID IRON PIN BEING THE OLD SOUTH LOT CORNER OF LOT 222 AND LOT 221; THENCE ALONG THE OLD DIVIDING LINE OF LOT 222 AND LOT 221, N 15°- 06'- 04" W, 335.80 FEET, TO THE POINT OF BEGINNING. CONTAINING 7,654 SQUARE FEET, OR 0.176 ACRES, MORE OR LESS.

Said property is conveyed subject to the following:

a. Zoning regulations and ordinances;
b. Such matters as will be reflected on an accurate survey;
c. Covenants and restrictions of record.

This is a subdivided portion (Recorded plat instrument #202203230033357) of the property at 5316 Anchorage Drive, Nashville, Tennessee, 37220, and will be joined with the existing property at 5318 Anchorage Drive, Nashville, Tennessee, 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever, and Grantor does covenant with Grantees that she 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 herself, her heirs, successors in interest and assigns, and to warrant and forever defend the title to the said land to Grantees, their successors 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 as of the 29 day of April, 2022.

Grantor

Marion S O'Brien, Trustee of the Marion S O'Brien Revocable Living Trust agreement by Claire Barnes, attorney in fact

Marion S. O'Brien, Trustee of The Marion S. O'Brien Revocable Living Trust Agreement Marion S. O'Brien,
By: Claire Barnes, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Phyllis Gaines, Notary Public, **Marion S. O'Brien, Trustee of The Marion S. O'Brien Revocable Living Trust Agreement, by Claire Barnes, attorney in fact**, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 29th day of April, 2022.

Notary Public

My Commission Expires: 5-5-2025

PHYLLIS GAINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Jeffrey R. Simmonds
Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Phyllis Gaines Notary Public, **Jeffrey R. Simmonds**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Sworn to and subscribed before me, this 29th day of April, 2022.

Notary Public

My Commission Expires: 5-5-2025

PHYLLIS GAINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Megan Simmonds

Megan Simmonds
Grantee

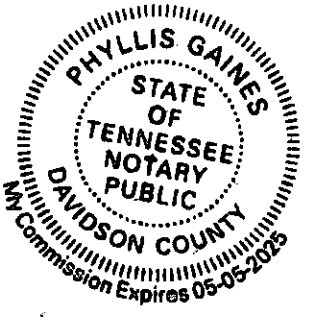
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Phyllis Gaines, Notary Public, **Megan Simmonds**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 29th day of April, 2022.

Notary Public

My Commission Expires: 5-5-2025



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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$10,000.00.**

Affiant, Jeffrey R. Simmonds

Subscribed and sworn to before me this the 29th day of April, 2022.

Notary Public

My Commission Expires: 5-5-2025

PHYLLIS GAINES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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