Karen Johnson Davidson County
Batch# 866080 DEEDWARR
06/01/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220601-0063400

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert John O'Block and Maggie O'Block, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lillian Grace Bay and Michael Bay, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the map of Phillip Olwill's Addition to East Nashville of record in Book 57, Page 134, Register's Office for said county. Said Lot No. 9 fronts 50 feet on the southerly side of Mansfield Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert John O'Block, by deed dated 04/23/2015, and recorded 04/24/2015, from Geoffrey S. Scruggs and Kelly L. Scruggs, husband and wife, of record in Instrument Number 20150424-0037084, in the Register's Office for Davidson County, Tennessee. Robert John O'Block is now married to Maggie O'Block and she joins in this conveyance to convey and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 942 Mansfield Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Lillian Grace Bay
942 Mansfield Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
082-08-0-360.00

WITNESS THE EXECUTION HEREOF this 25th day of May, 2022.

Robert John O'Block **Maggie O'Block**

State of Tennessee)
County of Davidson)

On this 25th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert John O'Block and Maggie O'Block, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 850,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of May, 2022.

Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 27, 2022 (date of document).

Affiant Signature

May 27, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025