(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220541076

WESLEY BLOW
TENNESSEE
NOTARY
PUBLIC
Comm Exp. 1-26
WILLIAMSON

Karen Johnson Davidson County
Batch# 871288 DEEDWARR
06/14/2022 11:02:24 AM 2 pgs
Fees: $13.00 Taxes: $1,196.95

20220614-0067492

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $323,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2022.

Notary Public
My Commission Expires: 2-22-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martha Cotton 312 Yorkshire Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 161-11-0C-024.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James O'Dwyer and wife, Connie S. O'Dwyer** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Martha Cotton,** unmarried, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D-406 on the Re-Subdivision of Lot 1, Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 471, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James O'Dwyer and wife, Connie S. O'Dwyer by Warranty deed from Robert K. Overbey and Peggy Overbey, Co-Trustees of the Joint Revocable Living Trust under agreement dated August 28, 2000 of record in Instrument No. 20050912-0109497 Register's Office for Davidson County, Tennessee, dated September 01, 2005 and recorded on September 12, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 471, 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 7231, Page 789, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Villages of Brentwood Townhouse Homeowners' Association of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee.

Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352, amended in Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.

Dedication of Annexation of record in Book 7494, Page 689, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed - Open Area of record in Book 7397, Page 384 and Book 7397, Page 382, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 312 Yorkshire Circle Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2022.

James O'Dwyer

Connie S. O'Dwyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James O'Dwyer and Connie S. O'Dwyer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025