Warranty Deed

Karen Johnson Davidson County
Batch# 875237 DEEDWARR
06/22/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20220622-0070894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $462,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2022.

Notary Public

My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan O'Connor and Kate O'Connor	New Owner(s)	119-05-0-043.00
214 Peachtree Street	214 Peachtree St.	
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREA LEIGH ROBERTS, AN UNMARRIED WOMAN AND LILLIAN S. ROBERTS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN O'CONNOR AND KATE O'CONNOR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19, Block 21 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries Subdivision of record in Plat Book 332, Page 21, 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 Andrea Leigh Roberts and Clark Wayne Roberts and Lillian Sue Roberts by Warranty deed from Sherry Bolles Wells, unmarried of record in Instrument No. 20001027-0106826 Register's Office for Davidson County, Tennessee, dated October 26, 2000 and recorded on October 27, 2000.

The said Clark Wayne Roberts having died in testate on 12/12/05 per Death Certificate from Smith County, Texas in Volume 31, Page 139.

Being the same property conveyed to Andrea Leigh Roberts by Quitclaim deed from Lillian Sue Roberts of record in Instrument No. 20080418-0039354 Register's Office for Davidson County, Tennessee, dated February 01, 2006 and recorded on April 18, 2008.

Being the same property conveyed to Lillian S. Roberts, unmarried by Warranty deed from Andrea Leigh Roberts of record in Instrument No. 20080521-0051832 Register's Office for Davidson County, Tennessee, dated May 01, 2008 and recorded on May 21, 2008.

Being the same property conveyed to Lillian S. Roberts, unmarried and Andrea Leigh Roberts, unmarried, as joint tenants with rights of survivorship by Quitclaim deed from Lillian S. Roberts, unmarried of record in Instrument No. 20150114-0004061 Register's Office for Davidson County, Tennessee, dated January 02, 2015 and recorded on January 14, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 214 Peachtree Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of June, 2022.

Andrea Leigh Roberts

Lillian S. Roberts by Andrea Leigh Roberts, her Attorney-In-Fact

STATE OF ~~TENNESSEE~~ Arkansa
COUNTY OF ~~DAVIDSON~~ Garland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrea Leigh Roberts, individually and as Attroeny-in-Fact for Lillian S. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2022.

Notary Public

My Commission Expires: 8/14/2022

CELIA SIECK Comm. No. 12369347 NOTARY PUBLIC My Comm. Exp. 08-14-2022 GARLAND CO., ARKANSAS

Certificate of Authenticity

I, Emily Manno, 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 6/13/22.

Date

Affiant Signature

6/13/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON