Karen Johnson Davidson County
Batch# 880646 DEEDWARR
06/29/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220629-0075247

WARRANTY DEED

File #2022-252

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00.

Affiant

Subscribed and sworn to before me on June 24th, 2022.

NOTARY PUBLIC
My Commission Expires:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Luke N. Freeman and Lauren E. Spivey 580 Franklin Rd., Suite 100 Franklin, TN 37069	New Owner	126-16-0A-261.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RITA S. O'HARA, INDIVIDUALLY AND RITA S. O'HARA, EXECUTRIX OF THE ESTATE OF DAVID W. LUSTER**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **LUKE N. FREEMAN AND LAUREN E. SPIVEY, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 357, on the Plan of Final Plat Riverwalk, Phase 2A, Section 1, of record in Plat of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to RITA S. O'HARA, AN UNMARRIED PERSON AND DAVID W. LUSTER, AN UNMARRIED PERSON, by Warranty Deed from LESLEY PARRISH AND HUSBAND, JOSHUA T. PARRISH, of record as Instrument No. 20130409-0034917, dated April 5, 2013, said Register's Office. The said David W. Luster having since died on or about March 25, 2021 and in accordance with the terms of his Last Will and Testament dated June 27, 2016, probated in the Circuit Court (Probate) for the Twentieth Judicial District of Tennessee at Davidson County (Nashville) Case No. 21-P-858, devised said property to Rita O'Hara. See Affidavit in Furtherance of Title of record as Instrument No. 20211119-0154390 and as corrected in Instrument No. ——20220629007524 6——, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 7016 Bridgeport Drive, Nashville, TN 37221.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on June 22, 2022.

Grantor:

Rita S. O'Hara, individually

Grantor:
The Estate of David W. Luster

By:
Rita S. O'Hara, Executrix

STATE OF NORTH CAROLINA
COUNTY OF Henderson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Rita S. O'Hara, individually**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2022.

Virginia H. Harder
Notary Public
My Commission expires: 09/27/26

VIRGINIA H HARDER
Notary Public
Henderson
County
NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF Henderson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rita S. O'Hara**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Executrix** of the within named bargainor, an Estate, and that she as such **Executrix**, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Rita S. O'Hara** as such **Executrix.**

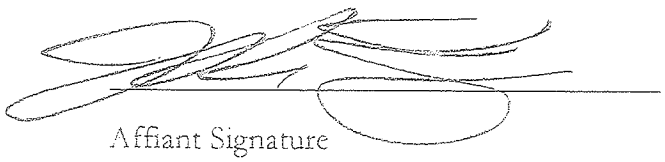
Witness my hand, at office, this 22nd day of June, 2022.

Virginia H. Harder
Notary Public
My Commission expires: 09/27/26

VIRGINIA H HARDER
Notary Public
Henderson
County
NORTH CAROLINA

Certificate of Authenticity

I, Joshua A. Terry, 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 6/22/2022.



Affiant Signature

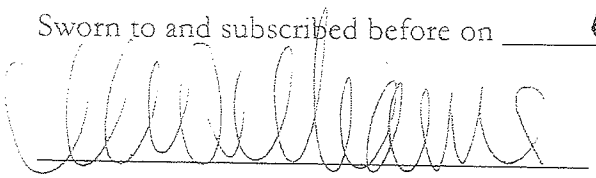
6/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/27/2022.



Notary Public

My Commission Expires: 5-23-23

