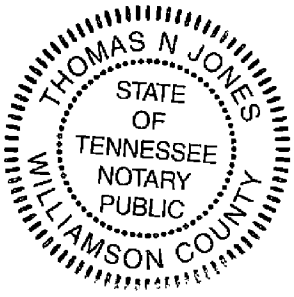
Karen Johnson Davidson County
Batch# 892506 DEEDWARR
07/22/2022 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20220722-0084159

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to me on July 14, 2022.

Notary Public

My Commission Expires: 6-10-23

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24767.2022

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John R. Lindahl, Jr. and wife, Alice Lindahl AND Michael W. O'Neill c/o 1120 Dickerson Pike Suite B Nashville, TN 37207	Same as new owner	072 09 0 221.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Connie Lynn Hughes and Cynthia Ann**

Henry, (hereinafter refer to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **John R. Lindahl, Jr. and wife, Alice Lindahl, as to a 50% undivided interest in the said property, and Michael W. O'Neill, as to the remaining 50% undivided interest, in the said property, (herein afterward jointly referred to as the "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 and being the westerly half of Lot No. 25 on the Map of East Hill Subdivision, as of record in Book 332, Page 33, Register's Office of Davidson County, Tennessee.
>
> Said part of Lot No. 25 fronts 50 feet on the southerly side of Delmas Avenue and runs back between parallel lines, 192 feet, more or less to a dead line.
>
> Being the same property conveyed to Connie Lynn Hughes and Cynthia Ann Henry each, individually, a 50% undivided interest by Co-Trustee's Quitclaim Deed dated February 2, 2022 from Connie Lynn Hughes and Cynthia Ann Henry, Co-Trustees of the Frank L. Hastings Family Trust and being of record in Instrument Number 20220202-0012465, Register's Office of Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2022 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and payment will be the sole responsibility of the Grantees when taxes become due and payable.
> 2. Any and all building and zoning regulations of the City, County and/or State.
> 3. Any and all notes and matters on the Plat of record in Plat Book 332, Page 33, said Register's Office.
>
> This property is known as improved property located at 900 Delmas Avenue, Nashville, Tennessee 37216.

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, ha 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 assigns, 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.

Executed on this 12th day of July, 2022.

Connie Lynn Hughes

Cynthia Ann Henry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Connie Lynn Hughes and Cynthia Ann Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on July 12, 2022.

Notary Public

My Commission Expires: 6-10-23

THOMAS N JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, 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 July 14, 2022 (date of document).

Thomas N. Jones
Date: July 14, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 14th day of July, 2022.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY