Karen Johnson Davidson County
Batch# 904573 DEEDWARR
08/17/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220817-0093431

Prepared by:
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Attorney at Law
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615-794-5644

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me this 17th day of August, 2022.

Notary Public
My commission expires: 11/14/24

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher D. O'Beirne and Amanda K. Hartness 7859 Rainey Dr. Antioch, TN 37013	Address of New owner	182-06-0A-023-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Andrew Gemmill and Heather Gemmill, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christopher D. O'Beirne and Amanda K. Harkness, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Heather Gemmill and Andrew Gemmill, wife and husband, by deed from Eric G. Sanchez and Melinda K. Caraway Sanchez, husband and wife, of record in Instrument No. 20150420-0035193, Register's Office for Davidson County, Tennessee, and dated April 20, 2015.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Old Hickory Hills of record in Instrument No. 20011023-0115382 Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20010306-0021333 Register's

Office for Davidson County, Tennessee.

4. Easement of record in Instrument No. 20020123-0009339 Register's Office for Davidson County, Tennessee.

5. Easement of record in Instrument No. 20001030-0107214 Register's Office for Davidson County, Tennessee.

6. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20020116-0006750 and amended in Instrument No. 20101116-0091730 in the official records of the Davidson County Register of Deeds.

7. Charter of Old Hickory Hills Homeowners Association of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385 Register's Office for Davidson County, Tennessee.

This property is improved property known as 7859 Rainey Drive, Antioch, TN 37013

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of August, 2022.

Andrew Gemmill

Heather Gemmill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of August, 2022, before me personally appeared Andrew Gemmill and Heather Gemmill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of August, 2022.

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8-16-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-16-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** August **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM