RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10781-2022

Karen Johnson Davidson County
Batch# 921347 DEEDWARR
09/26/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20220926-0106290

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of Sept, 202 2

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. O'Hanlon **2723 Live Oak Road** **Nashville, TN 37210**	Same address as new owner	119-10-0-149

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY TWO THOUSAND AND 00/100 Dollars ($322,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SANDRA BAGGETT AND AMBER BAGGETT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN J. O'HANLON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.11 on the Plan of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra Baggett and Amber Baggett, as joint tenants with rights of survivorship, from Sandra Baggett by Quitclaim Deed dated August 21, 2018 and recorded August 21, 2018 in Instrument #20180821-0082853, said Register's Office.

Being the same property conveyed to Sandra Baggett from Deborah J. Lance by Warranty Deed dated May 4, 2004 and recorded May 28, 2004 in Instrument #20040528-0063074, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is _X__unimproved ___ improved property, known as: 2723 Live Oak Road, Nashville, TN 37210

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title

thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of September, 2022

GRANTOR(S)

Sandra Baggett

Amber Baggett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Sandra Baggett and Amber Baggett, 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 seal, this the 23 day of Sept, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/23/22 (date of document).

Jennifer L. Pennell

9/26/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of September, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

