Karen Johnson Davidson County
Batch# 955925 DEEDWARR
12/28/2022 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20221228-0133331

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-05249

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lisa B O'Reilly and Brian T O'Reilly, wife and husband 150 Stonecrest Dr. Nashville, TN 37209	Lisa B O'Reilly and Brian T O'Reilly 20 Bowes Lane Reading, PA 19606	114-12-0A-106.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah Guessetto, now Armstrong, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lisa B O'Reilly and Brian T O'Reilly, wife and husband**, hereinafter called the Grantees, their successors 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. 106 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, and as supplemented and amended in Instrument No. 20080715-0072550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Sarah Guessetto, a single woman, by Warranty Deed from Rachel C. Hansen and husband, Matthew Hansen of record in Instrument No. 20181001-0096993, Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 01, 2018. (Value of consideration shown in aforementioned deed $240,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 150 Stonecrest Dr., Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of December, 2022

Sarah Armstrong
Sarah Armstrong

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sarah Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 28th day of December, 2022.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A" - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, and as supplemented and amended in Instrument No. 20080715-0072550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

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Being the same property conveyed to Lisa B O'Reilly and Brian T O'Reilly, wife and husband from Sarah Guessetto, now Armstrong, married, of record in Book_____, page_____, Register's Office for Davidson County, Tennessee

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kendra Hammel, 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 December, 28, 2022.

Custodian's Signature — 12/28/22 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON