Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: DMBR 22 310

Karen Johnson Davidson County
Batch# 958023 DEEDWARR
01/05/2023 09:54:27 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20230105-0000889

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5482

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

S. Siegel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2022

Lindsay B. Fattal
Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samantha Leigh Siegel 310 Aurora Ave ~~Nashville~~, TN 37115 Madison	New Owner	034-14-0-075-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shawna O'Neal, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha Leigh Siegel, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 87 on the Plan of Stanley Heights of record in Plat Book 3300, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 87 fronts 90 feet on the South Margin of Aurora Street and extends back 130.2 feet on the West line and 123.3 feet on the East line to a line in the rear on which it measures 40 feet thereon.

Being the same property conveyed to Mary Ruth Green by Deed from Thomas F. LaBerge and wife, Pattie D. LaBerge of record in Book 6010, Page 598, Register's Office for Davidson County, Tennessee, dated February 19, 1983 and recorded on February 24, 1983 (Value of consideration shown in aforementioned deed $28,000.00.)The said Mary Ruth Green a/k/a Mary R. Scruggs died August 6, 2004, leaving Last Will and Testament filed for Probate in Docket No. 06P86, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Sandra Dobler is named Executor of the Estate of Mary R. Scruggs, deceased

Being the same property conveyed to Kim M. Marsilio, unmarried, by Warranty Deed from Sandra Dobler, Executrix for the Estate of Mary Ruth Green Scruggs, of record in Instrument No. 20060919-0115838, Register's Office for Davidson County, Tennessee, dated September 11, 2006 and recorded on September 19, 2006. (Value of consideration shown in aforementioned deed $69,900.00.)

Being the same property conveyed to Shawna Cathie O'Neal, a single woman, by Warranty Deed from Kim M. Marsilio of record in Instrument No. 20180427-0039928, Register's

Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on April 27, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 310 Aurora Ave, ~~Nashville,~~ Madison TN 37115

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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.

Dated this the 30th day of December, 2022.

Shawna O'Neal

Shawna O'Neal

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

On this 30th day of December, 2022, before me personally appeared Shawna O'Neal, 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 30th day of December, 2022.

Katelyn Wilkerson

Notary Signature
My commission expires: 10-23-2023

