PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 960874 DEEDWARR
01/13/2023 09:01:28 AM 2 pgs
Fees: $13.00 Taxes: $1,791.20
20230113-0002941

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62955
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Taylor Fettroll 5612 Vine Ridge Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10310003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$484,107.44**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brendan B. O'Hern and Elisa D. O'Hern, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Taylor Fettroll, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Brookside Courts, Addition No. 4, Section 3 of record in Book 2083, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brendan B. O'Hern and wife, Elisa D. O'Hern, by Warranty Deed from Joshua Sterling Edwards, unmarried, dated June 16, 2008 and recorded on June 18, 2008 of record in Instrument No. 20080618-0062917, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 2083, page 25, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Vine Ridge Drive, and a 10 foot easement for public utility purposes along the rear line of said lot; and a 5 foot easement across the rear portion of said lot with an 8 inch sewer line and manhole lying therein; and easement for flow of creek across the rear portion of said lot.

This is improved property, known as 5612 Vine Ridge Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11 day of January, 2023.

Brendan B. O'Hern **Elisa D. O'Hern**

State of Pennsylvania

County of Cumberland

On this 11th day of January, 2023, before me the undersigned authority, personally appeared Brendan B. O'Hern and Elisa D. O'Hern, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: Indef. under 10 USC 1044a

Matthew Bzdusek
CPT/03 US Army JAC
Chief of Legal Assistance
OCJA Carlisle PA 17013
Authorized under 10 USC 1044a

Notary Public Authorized Under At U.S. Army War College and Carlisle Barracks Carlisle, Pennsylvania SEAL 10 U.S.C. Section 1044a

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $484,107.44.

Affiant

Sworn and subscribed before me this 12 day of January, 2023.

Notary

My Commission Expires: 1/28/2024

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY