Karen Johnson Davidson County
Batch# 961178 DEEDWARR
01/13/2023 02:30:30 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20230113-0003119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Christopher O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 01/26/2025
(AFFIX SEAL)

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher O'Brien and Elizabeth O'Brien, husband and wife 613 Highland View Ct. Hermitage, TN 37076	Legacy Home Loans, LLC Steadfast Mortgage 1036 Stearman Drive, STE. 6 White House, TN 37188	075-11-0-004

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lawrence Bailey, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christopher O'Brien and Elizabeth O'Brien, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 423 on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, page 93, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Abrams Bailey and wife, Katherine C. Bailey by Warranty Deed from John Junior Hollister and wife, Rose M. Hollister, dated 04/25/1997, of record in Book 10431, Page 39, Register's Office for Davidson County, Tennessee.

The said Katherine C. Baily died on 11/29/2007, leaving the said John Abrams Bailey the sole surviving tenant by the entirety.

Being the same property conveyed to Dean Robinson, as Trustee by Quitclaim Deed from Johan Abrams Bailey, and Further conveyed from Dean Robinson as Trustee to John Abrams Bailey and Lawrence Bailey, as joint tenants with the right of survivorship, dated 03/05/2008, of record in Instrument 20080317-0026431, Register's Office for Davidson County, Tennessee.

The said John Abrams Bailey died on 02/17/2017, leaving the said Lawrence Bailey the sole surviving Joint tenant with the right of survivorship.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 613 Highland View, Hermitage, TN 37076

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 do 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.

Witness my/our hand(s) this the 12th day of January, 2023.

Lawrence Bailey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lawrence Bailey with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of January, 2023.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 13th day of January, 20 23.

Ernest D. Bennett, III, Affiant — 01/13/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 13th day of January, 2023.

Commission Expires: 01/13/2023

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2026