Karen Johnson Davidson County
Batch# 982272 DEEDWARR
03/20/2023 09:46:40 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20230320-0019778

STATE OF ~~Davidson~~ TN)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF March, 2023.

NOTARY PUBLIC
My Commission expires: 05-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23010034

Address of New Owner
Eric O'Neil and
Chloe Mansell
600 Valley Trace Court
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
143-06-0A-052.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Daniella Young and Christian Mason, heirs at law of Clarence Robert Mason,** hereinafter called the **Grantor(s),** have/has bargained and sold, and by these presents do transfer and convey unto **Eric O'Neil and Chloe Mansell,** hereinafter called the **Grantee(s),** his/her/their 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. 18 on the Plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, Pages 556-558, Register's Office for Davidson County, Tennessee.

Said Lot No. 18, which is a corner lot, fronts 44.78 feet on the northerly margin of Valley Trace Court and fronts 46.75 feet on the westerly margin of Valley Trace Drive, said frontages being joined by a curve having a length of 34.66 feet, and extends back 131.73 feet on the northerly line and 142.72 feet on the southwesterly line to a dead line measuring 35.15 feet.

Being the same property conveyed to Clarence Robert Mason by Warranty Deed from Mary I. Yarbrough, a married woman, dated 09/08/2021 and recorded on 09/15/2021 in Instrument No. 20210915-0123584, Register's Office for Davidson County, Tennessee. Clarence Robert Mason having since died intestate on or about 10/11/2021, said property vested in his heirs at law: Daniella Young and Christian Mason (see Affidavits of Heirship of record in Instrument No. 20230320-0019776, RODCT, and Instrument No. 20230320-0019777, RODCT).

This is property generally located:
600 Valley Trace Court, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 5200, Pages 556-558, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 5120, Page 208, Book 5380, Page 357, Book 6094, Page 718, and amended by Instrument No. 20200109-0003184, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Daniella Young and Christian Mason** have caused this instrument to be executed, this the 9th day of March, 2023.

Daniella Young

Christian Mason

STATE OF Hawaii
COUNTY OF Maui

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Daniella Young and Christian Mason,** 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.

This the 9th day of March, 2023.

My Commission expires: Kimberly Uradomo Comm exp. 07-02-2026 Second Judicial Circuit

NOTARY PUBLIC

KIMBERLY URADOMO NOTARY 06-397 PUBLIC STATE OF HAWAII

KIMBERLY URADOMO NOTARY 06-397 PUBLIC STATE OF HAWAII

Date: 03/09/2023 second Circuit
Notary Name: Kimberly Uradomo
Comm Exp Date: 07-02-2026
Notary Signature:
NOTARY CERTIFICATION (Stamp or Seal)