WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00 .

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2023.

Carmen Coats
Notary Public

COMMISSION EXPIRES: 3/3/2026

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 982334 DEEDWARR
03/20/2023 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230320-0019894

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel R. Noonan		083-01-0-232
Kara D. Noonan	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	
1077 E. Trinity Lane, #108	8320 E WALLER SPRINGS LN #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Danielle O'Rourke and Brendan O'Rourke, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel R. Noonan and Kara D. Noonan, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot no. 24 on the plan of Petway's Subdivision of lot no. 7 of the Hobson Property, as of record in Plan Book 2, page 42, Chancery Court of Nashville. Said lot no. 24 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines, 248 feet, more or less, to an alley.

Also included in this conveyance is the following Driveway Easement:

Beginning at an iron rod in the north margin of Petway Avenue, same being the southwest corner of Tract #2 (Lot #24) of the Opal Chambers property (0.283 acres) and the southeast corner of Tract #1 (Lot #25) of the Opal Chambers property (0.284 acres); thence leaving road with line of said Tract #1 North 06 degrees 36 minutes 52 seconds East 100.00 feet to a point; thence with line severing said Tract #2 South 82 degrees 35 minutes 00 seconds East 5.00 feet to a point; thence south 06 degrees 36 minutes 52 seconds West 100.00 feet to a point in the north margin of Petway Avenue; thence with said margin North 82 degrees 35 minutes 00 seconds West 5.00 feet to the point of beginning.

Being the same property conveyed to Danielle O'Rourke and Brendan O'Rourke, wife and husband by Warranty Deed from Carol L. Bowers, an unmarried woman of record in Instrument No. 20160503-0043579, dated April 29, 2016 and recorded May 3, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1013 Petway Avenue (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) (State) | 37206 (Postal Zip)

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; 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, successors 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 our hands this 10th day of March, 2023.

Danielle O'Rourke

Brendan O'Rourke

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Danielle O'Rourke and Brendan O'Rourke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of March, 2023.

Notary Public

Commission Expires: _____



My Comm. Expires
January 6, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 20, 2023 (date of document).

Affiant Signature

March 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023