Karen Johnson Davidson County
Batch# 992749 DEEDWARR
04/17/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230417-0027869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 14 day of April, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 10-7-2023

KARLA LILLEY NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES

2023-04-794

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew K. O'Connor 804 Huntington Circle Nashville, TN 37215	Movement Mortgage 8024 Calvin Hall Rd. Indian Land, SC 29707	Map/Parcel 131-06-0C-013-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara Hunt, Executor of the Estate of Sarah Massie Neeley, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew K. O'Connor, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 125 on the Plan of Burton Hills, Village of Huntington, Tract 10 of record in Plat Book 6250, Page 612, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herman M. Mathias, unmarried by Warranty deed from Cabot Pollard Pyle and wife, Deborah Self Pyle of record in Book 10630, page 756, Register's Office for Davidson County, Tennessee, dated September 30, 1997 and recorded on October 02, 1997.

Being the same property conveyed to Sarah Massie Neeley, individually by Executor's deed from Sarah Massie Neeley, in her capacity as the duly appointed and serving Executrix of the Estate of Herman M. Mathias of record in Instrument No. 20140110-0002828 Register's Office for Davidson County, Tennessee, dated January 08, 2014 and recorded on January 10, 2014.

Sarah Massie Neeley having become deceased December 28, 2022; Davidson County Probate Division Docket 23P-61.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 804 Huntington Circle, Nashville, TN 37215 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 14th day of April, 2023:

Estate of Sarah Massie Neeley

By: Barbara Hunt, Executor
Barbara Hunt, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of April, 2023, before me personally appeared Barbara Hunt, Executor of the Estate of Sarah Massie Neeley, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 14th day of April, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
Commission Expires 11-16-2024

Tennessee Certification of Electronic Document

I, Karla Lotney, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 4.14.2023 (date of document).

Affiant Signature

4.14.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 14th day of April, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25