Karen Johnson Davidson County
Batch# 994871 DEEDWARR
04/21/2023 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230421-0029637

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 17th day of April, 2023.

Notary Public
My Commission Expires: 10/2/2023

2023-93

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Caoimhe Marie Harrington Stack and Patrick Gerald O'Keefe | USAA Federal Savings Bank | |
| 2915 Walnut Crest Drive | 10750 McDermott Freeway | 150-09-0-037.00 |
| Antioch, TN, 37013 | San Antonio, TX 78288-0544 | |

## WARRANTY DEED

For and in 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

**Mary L. Johnson, an unmarried woman,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Caoimhe Marie Harrington Stack and Patrick Gerald O'Keefe, wife and husband,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Forest View Park, Section One, as of record in Book 3700, page 109, Register's Office for said County.**

**Said Lot No. 163 fronts 80 feet on the westside of Walnut Crest Drive, and extends back 162.26 feet on the north line and 192.63 feet on the south line, to a dead line in the rear on which it measures 85.57 feet.**

**Being the same property conveyed to Joseph S. Johnson and wife, Mary L. Johnson by Warranty Deed from James Samuel Crowell and wife, Johnnie D. Crowell of record in Book 4739, Page 945, Register's Office for Davidson, Tennessee, dated August 21, 1973 and recorded on August 23, 1973.**

**Said Joseph S. Johnson having since died on September 12, 2008 leaving his surviving spouse, Mary L. Johnson sole tenant by the entirety.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **2915 Walnut Crest Drive, Antioch, TN 37013.**

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 our hands this 17th day of April, 2023.

Mary L. Johnson

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary L. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



**TRUE COPY CERTIFICATION**

**I, D. Shayne Adair, 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** 4/19/2023.

**D. Shayne Adair**

4/19/2023
**Date**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Sworn to and subscribed before me this** 19 **day of** April, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
**Notary Public**
**My Commission Expires: 03/07/2026**