Karen Johnson Davidson County
Batch# 1009373 DEEDWARR
05/31/2023 12 29 48 PM 3 pgs
Fees $18.00 Taxes $5,694 30
20230531-0041011

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 876154 M-C-208401-2 TO-1540 Catherine Garcia	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 1,539,000.00 Katie Bradley Affiant Subscribed and sworn to before me, this the 30th day of May 2023 Jackerson Notary Public My commission expires (Affix Seal)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

ADDRESS OF NEW OWNER	SEND TAX BILLS TO
NAME **1516 Otter Creek Road Revocable Trust dated May 19, 2023**	NAME **New Owner**
STREET ADDRESS **1516 Otter Creek Rd Nashville, TN 37215**	STREET ADDRESS
MAP & PARCEL NO **145-09-0-047.00**	

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, Lynn Y Hsu and Sean R Dwyer, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

1516 Otter Creek Road Revocable Trust dated May 19, 2023,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows

See Exhibit A

This is improved property known as 1516 Otter Creek Road, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS MY/OUR SIGNATURE(S) THIS 20th day of March, 2023.

X _____
Lynn Y Hsu

X _____
Sean R Dwyer

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lynn Y Hsu, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 20th day of March, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sean R Dwyer, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 20th day of March, 2023

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 106 on the Plan of Tyne Valley Estates, Section 5, of record in Plat Book 3600, Page 54, amended in Book 3917, Page 293, in the Register's Office for Davidson County, as follows:

Beginning at the point in the Northwesterly margin of Otter Creek Road at the corner of Lots Nos. 105 and 106, thence with the line between said lots, Northwesterly 200.4 feet to a corner of Lot No. 104; thence with the line between Lots Nos. 104 and 106, Northerly 242.8 feet to a corner of Lot No. 99; thence with the line between Lots 99 and 106, Easterly 188.1 feet to a point; thence Southerly 210 88 feet to a point in the margin of Otter Creek Road; thence with the margin of the same, Southwesterly around a slight curve, 155 feet to the point of the beginning.

Being the same property conveyed to Lynn Y. Hsu and Sean R. Dwyer, wife and husband by Warranty Deed from Geoffrey Watson and wife, Ashley Watson of record in Instrument No. 20170124-0007646 Register's Office for Davidson County, Tennessee, dated January 23, 2017 and recorded on January 24, 2017