WARRANTY DEED

Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

W-BB-23-2115-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Carson Talbott		
(NAME)	(NAME)	
2115 Acklen Ave Apt #6	New Owner	**104-11-0M-006.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY P. O'BRIEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARSON TALBOTT, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit 6, The Chardonnay Condominiums, as established under Master Deed Exhibit C of record in Book 6789, Page 462, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Timothy P. O'Brien, a single person by Quit Claim Deed from Doris Needham of record in Instrument No. 20100104-0000381 Register's Office for Davidson County, Tennessee, dated December 30, 2009 and recorded on January 04, 2010 The herein described property is not now nor ever has been the principal place of residence of the grantor herein The execution of this instrument is affected by the signature of John Gleaves as Attorney-in-Fact for Timothy P O'Brien, which Power of Attorney is recorded in Book _*__, Page _____, said Register's Office

* 20230616-0046065

This conveyance is subject to
- Taxes for the year 2023 and subsequent years.
- Covenants, Conditions and Restrictions of record in Book 6789, Page 462, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6789, Page 498, in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Book 6763, Page 27, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Acklen Ave Apt #6, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch# 1015982 **DEEDWARR**
06/16/2023 10:18:43 AM 2 pgs
Fees $13 00 Taxes $1,480.00

20230616-0046066

Witness my/our hand(s) this the 14th DAY OF JUNE, 2023

Timothy P O'Brien by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIMOTHY P O'BRIEN, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMOTHY P O'BRIEN

Witness my hand and official seal, this the 14th of June, 2023

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212