Karen Johnson Davidson County
Batch# 1018852 DEEDWARR
06/26/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230626-0048359

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-15272-2023

WARRANTY DEED

Andrew Suzore State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Daniel Thompson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June 2023

NOTARY PUBLIC

My commission expires: May 7, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson Bagshaw and Parker Steele 3407 Oldfield Drive Nashville, TN 37214	Same address as new owner	097-05-0-027

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($385,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RACHEL O'CONNER, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JACKSON BAGSHAW, A SINGLE MAN AND PARKER STEELE, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Hickory Bend, Section 7, of record in Book 3600, page 29, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rachel O'Connor, a single woman, from LRW Holdings, LLC, a Delaware limited liability company, by Warranty Deed dated February 8, 2018 and recorded February 9, 2018 in Instrument #20180209-0013061, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3407 Oldfield Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of June, 2023

GRANTOR(S)

Rachel O'Conner

STATE OF ~~TENNESSEE~~ JH New Mexico
COUNTY OF Bernalillo

Personally appeared before me, a Notary Public, Rachel O'Conner, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of June, ~~2023~~ JH 2023

Notary Public

Jesse Noel Herrera
Printed Notary Name

My commission expires: 04/15/2027

JESSE NOEL HERRERA
Notary Public - State of New Mexico
Commission # 1125824
My Comm. Expires Apr 15, 2027

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 06/23/2023 (date of document).

Affiant Signature

06/26/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023