THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6117-WE

Karen Johnson Davidson County
Batch# 1022207 **DEEDWARR**
07/03/2023 10:40:10 AM 2 pgs
Fees: $13.00 Taxes: $2,956.30

20230703-0050656

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 799,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: February 21, 2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Reilly and Jack Urbano	FirstBank	
5030 & 5040 Villa Crest Drive	211 Commerce Street, Suite 300	145-07-0-016.00
Nashville, TN 37220-1425	Nashville, TN 37201	**and 145-08-0-025.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lola Ann White**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John F. Reilly, a married man and Jack Urbano, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 22 and 23 on the Plan of Villa Estates of record in Book 3600, Page 66, 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 James P. O'Hara, unmarried by Warranty Deed from Thomas J. Swagler, Jr., unmarried of record in Book 7560, Page 660, Register's Office for Davidson County, Tennessee, dated May 31, 1988 and recorded on June 02, 1988.

James P. O'Hara a/k/a James Paul O'Hara died on January 07, 2021 and devised his entire interest in the subject property to his widow, Lola Ann White, in accordance with his Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), bearing Docket No. 21P238.

Further, being the same property conveyed to Lola Ann White by Executrix's Quitclaim Deed from Lola Ann White, Executrix of the Estate of James Paul O'Hara, of record in Instrument No. 20211109-0149649, Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on November 09, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **5030 & 5040 Villa Crest Drive, Nashville, TN 37220-1425**

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 the 26 day of June, 2023.

Lola Ann White

Lola Ann White

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 **Lola Ann White,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of June, 2023.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON