THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 1030293 DEEDWARR
07/25/2023 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057260

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William Walsh and Karen Gannon 4312 Sulphur Road Nashville, Tennessee 37218	Same	15605002400

KNOW ALL MEN BY THESE PRESENTS that KAREN GANNON, married hereinafter "Grantor", hereby transfer and convey unto WILLIAM WALSH and wife, KAREN GANNON, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

MORE COMMONLY KNOWN AS: 985 Harpeth Bend Drive, Nashville, Tennessee.

37221 TAX PARCEL ID/APN (For informational purposes only): 15605002400
Land in Davidson County, Tennessee, being Lot No. 807 on the Plan of Harpeth Woods, Section Four - First Addition of record in Plat Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. fronts 70.3 feet on the Southwesterly margin of Harpeth Bend Drive extends back 200.1 feet on the Northwesterly line and 184.6 feet on the Southeasterly line to a deadline in the rear, measuring 120.06 feet thereon.

Being the same property conveyed to Karen Gannon by Warranty deed from Opendoor Property C, LLC, a Delaware Limited Liability Company of record in Instrument No. 20211123-0155227.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and

subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 7 day of July, 2023.

GRANTOR:

Karen Gannon

Karen Gannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Karen Gannon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of July, 2023.

JB

Notary Public

My Commission Expires: 5/3/2027

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(a)(1)(C)(i). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(a)(1)(E).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry 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 July 7, 2023 (date of document).

Affiant Signature

7/18/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of July, 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.

