BOX 14
36854-8

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$565,000.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2023

Notary Public

My commission expires 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1037253 DEEDWARR
08/11/2023 10 33 26 AM 2 pgs
Fees $13 00 Taxes $2,090 50

20230811-0062380

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
William Preston White **Caitlin Alexandra Cornelius**	**FirstBank**	**Map 090-16-0-K Parcel 001.00co**
553 Westboro Drive #A	**722 Columbia Ave**	
Nashville, TN 37209	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Erin O'Hara Adams, an unmarried woman, and Robert J. O'Hara, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Preston White, unmarried, and Caitlin Alexandra Cornelius, unmarried, as joint tenants with right of survivorship

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 Unit A on the Plan of 553 Westboro Commons, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 553 Westboro Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181128-0116012, amended in Instrument No. 20190201-0009862, further amended in Instrument No. 20190729-0074241 and Affidavit of James Alexander, Attorney of record in Instrument No. 20190916-0093307, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 553 Westboro Commons, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20181128-0116012 and Amended in Instrument No. 20190729-0074241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Erin O'Hara Adams, an unmarried woman, and Robert J. O'Hara, a married man, as joint tenants with right of survivorship, by Warranty Deed dated January 26, 2021, from James Purcell, an unmarried man, of record in Instrument No. 20210127-0011864, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Robert O'Hara, pursuant to a Power of Attorney executed by him on the 1st day of July, 2023, of record in Instrument No. 20230811-0062379, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Robert J. O'Hara or his spouse.

Conveyance of the above described property is subject to the following: 1) The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions, ad Restrictions of record in Instrument No. 20181128-0116012 and amended in Instrument No. 20190729-0074241, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 1631, Page 193, Register's Office for Davidson County, Tennessee. Note: Said Restrictions are not applicable to portions thereof that have already expired. 3) Declaration of Covenants, Conditions and Restrictions for 553 Westboro Commons, of record in Instrument No. 20181128-0116012, amended in Instrument No. 20190201-0009862, further amended in Instrument No. 20190729-0074241, Affidavit of James Alexander, Attorney of record in Instrument No. 20190916-0093307, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. 4) All matters as shown on the Plan of record in Plat Book 1424, Page 60, said Register's Office. 5) Charter of 553 Westboro Commons Homeowners' Association, Inc. of record in Instrument No. 20210125-0010395, Register's Office for Davidson County, Tennessee. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) Unimproved (____) property, known as **553 Westboro Drive #A, Nashville, TN 37209**

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 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 my/our hand(s) this **10th** day of **August, 2023.**

Erin O'Hara Adams

Robert J. O'Hara by Erin O'Hara Adams, Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Erin O'Hara Adams,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of August, 2023, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Erin O'Hara Adams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Robert J. O'Hara**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Robert J. O'Hara,** for the purpose therein contained, by signing the name of **Robert J. O'Hara**, by herself as Attorney-in-Fact

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON