THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6534-WE

SARAH SIMMONS
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 $ 2,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1053478 DEEDWARR
09/25/2023 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20230925-0074984

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Conor Lynch and Kimberly Winn Lynch	**Same as New Owners**	
1003 Overton Lea Road		145-04-0-043.00
Nashville, TN 37220		
(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, **Kerry P. O'Neil, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Conor Lynch and Kimberly Winn Lynch, husband and wife**

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 No. 7 on the Plan of Lealand Manor, Fifth Addition, Block "A", a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows :

Beginning on the southerly margin of Overton Lea Road at the northeast corner of the property conveyed to Amy Rose by deed from F.N. McNeill, Jr., Executor and Trustee, of record in Book 1852, page 48, Register's Office for said County, being the corner of Lots Nos 6 and 7; thence with the line between said two lots southwardly 549.4 feet to the northerly margin of Ridgeview Drive; thence with same eastwardly 222.05 feet to corner of Lots Nos. 7 and 8; thence with the line between said two lots northwardly 568.4 feet to the southerly margin of Overton Lea Road; thence with same westwardly 396.25 feet to the beginning, containing 4.09 acres, more or less.

Being the same property conveyed to Kerry P. O'Neil, unmarried by Warranty deed from Todd Baker, unmarried of record in Instrument No. 20000427-0041874 Register's Office for Davidson County, Tennessee, dated April 25, 2000 and recorded on April 27, 2000.

Mary Anne Pitt, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject proeprty as the spouse of Kerry P. O'Neil.

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 **1003 Overton Lea Road, Nashville, TN 37220**

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 22 day of Sept, 2023.

Kerry P. O'Neil

Mary Anne Pitt

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kerry P. O'Neil,** 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 22 day of September, 2023.

My Commission expires: 1.8.24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Anne Pitt,** 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 22 day of Sept, 2023.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 **9/22/2023**.

Jamika Jones

Affiant Signature

9/25/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

25th day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

