RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1060496 DEEDWARR
10/13/2023 01 59 15 PM 2 pgs
Fees. $13 00 Taxes $1,213 60

20231013-0080421

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S)
Jessica Bright and Kaleb Bright	Legacy Home Loans DBA Steadfast Mtg.	02200023800
(NAME)	(NAME)	
2825 Claylick Road	1036 Stearman Drive, Ste 6	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	White House, TN 37188-5243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Thomas Arthur O'Keeffe, unmarried man and Emily O'Keeffe, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jessica Bright and Kaleb Bright, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows.

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron rod (new) at the Northwest most corner of the herein described parcel, said point being on the Southerly margin of Claylick Road, and 25 feet from the centerline of Claylick Road, said point also being located North 83 degrees 05 minutes 53 seconds East, 350.69 feet, form a fence corner post, said fence corner post, being the Northwest most corner of a parcel belonging to Collins (Instrument No. 20181214-0121659, Register's Office for Davidson County, Tennessee; formerly Marvin and Judy Moon), said fence corner post, also being the Northeast most corner of a parcel belonging to Johnson (Instrument No. 20120110-0002573, RODCTN; formerly Johnnie & Lela Johnson), thence; along the margin of Claylick Road, parallel to and 25 feet from the centerline of said road, North 83 degrees 05 minutes 53 seconds East, 33.00 feet, to an iron rod (old), thence, continuing along said margin, around a curve to the left, said curve having a radius of 639.67 feet, and an arc length of 176.86 feet, North 76 degrees 11 minutes 33 seconds East, 176.29 feet, to an iron rod (old), thence leaving said margin, North 87 degrees 37 minutes 52 seconds East 79.00 feet, to an iron rod (new), said point being the Northeast most corner of the herein described parcel, said point also being located South 87 degrees 37 minutes 52 seconds West, 171.61 feet, from an iron rod (old), said iron rod (old) being the Northeast most corner of the aforementioned parcel belonging to Collins, and the Northwest most corner of a parcel belonging to Fox (Instrument No. 20060908-0111601, RODCTN; formerly Ronald Waller), thence; along a new line, South 2 degrees 15 minutes 00 seconds East, 641 63 feet, to an iron rod (new), thence; along a new line, South 89 degrees 57 minutes 16 seconds West, 363.81 feet, to an iron rod (new), thence; along a new

line North 2 degrees 15 minutes 00 seconds West 485 feet, to an iron rod (new), thence; along a new line, North 43 degrees 07 minutes 23 seconds East 59.27 feet, to an iron rod (new), thence, along a new line, North 29 degrees 31 minutes 11 seconds East, 69.80 feet, to the Point of Beginning, containing 218,218.69 square feet and/or 5.010 acres more or less.

Being the same property conveyed to Thomas Arthur O'Keeffe, unmarried man and Emily O'Keeffe, unmarried (erroneously shown as Emily O'Keeffee on deed), by Deed from Adina Daniel, a married person, dated January 30, 2020, of record as Instrument No. 20200204-0012839, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2825 Claylick Road, Whites Creek, TN 37189
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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.

Effective the 10th day of October, 2023.

Thomas Arthur O'Keeffe

Emily O'Keeffe, By: Thomas Arthur O'Keeffe attorney in fact
Emily O'Keeffe, by Thomas Arthur O'Keeffe her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10th day of October, 2023, before me personally appeared Thomas Arthur O'Keeffe to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires. 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Arthur O'Keeffe , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Emily O'Keeffe for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Emily O'Keeffe , and is authorized by Emily O'Keeffe to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of October, 2023.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No 2023-0975
Warranty Deed TN