2

WARRANTY DEED

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig Menzie	New Owner	129-14-0-006.00
(NAME) 1032 Lynnwood Blvd	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joann Martha O'Dwyer, unmarried,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Craig Menzie and Jennifer Menzie, husband and wife,** hereinafter called the GRANTEE(S), their 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. 109, on the plan of West Meade Highlands, Section 2, as shown on plat of record in Book 3700, Page 125, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 109 fronts 114.99 feet on the northerly side of Highland Crest Drive and extends back 146.0 feet on the westerly line, to a dead line, measuring 100.22 feet thereon.
Being the same property conveyed to James P. O'Dwyer, D.D.S., and wife, Rita S. O'Dwyer by Warranty Deed from Edmond G. Akins and wife, Marie W. Akins, dated 07/31/1972, of record in Book 4635, Page 160, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The O'Dwyer Family Revocable Living Trust dated October 13, 2000, James P. O'Dwyer and JoAnn Martha Garey O'Dwyer, Co-Trustees by Warranty Deed from James P. O'Dwyer, dated 10/04/2001, of record in Instrument 20011009-0109525, Register's Office for Davidson County, Tennessee.

The said James P. O'Dwyer died on 05/28/2011, leaving the said JoAnn Martha Garey O'Dwyer the sole Trustee of The O'Dwyer Family Revocable Living Trust dated October 13, 2000, as amended.

Being the same property conveyed to JoAnn Martha O'Dwyer, Trustee, James Patrick O'Dwyer Trust B U/A dated October 13, 2000, as amended by Quitclaim Deed from JoAnn Martha O'Dwyer, Trustee, The O'Dwyer Family Revocable Living Trust dated October 13, 2000, as amended, dated 08/05/2011, of record in Instrument 20110826-0066069, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1062448 DEEDWARR
10/18/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20231018-0081690

202310180081690

Being the same property conveyed to JoAnn Martha O'Dwyer by Quitclaim Deed from JoAnn Martha O'Dwyer, Trustee, The O'Dwyer Family Revocable Living Trust dated October 13, 2000, as amended, dated 11/15/2013, of record in Instrument 20131120-0119778, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JoAnn Martha O'Dwyer by Quitclaim Deed from JoAnn Martha O'Dwyer, Trustee, James Patrick O'Dwyer Trust B U/A dated October 13, 2000, as amended, dated 11/15/2013, of record in Instrument 20131120-0119779, Register's Office for Davidson County, Tennessee.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 856 Highland Crest Drive, Nashville, TN 37205

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 17 day of October, 2023.

JoAnn Martha O'Dwyer by
Nicholas Weiss, her Attorney-in-Fact

State of Tennessee
County of Williamson

On this 17th day of October, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Nicholas Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of JoAnn Martha O'Dwyer, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument 202310180081689 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 6th day of October, 2023.

Alexis M. Cantrell
Notary Public:
My Commission Expires: 10/11/2025

ALEXIS M. CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

File No.: 2150440
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 October 18, 2023.

Affiant

Date: 10/18/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 18th day of October, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY