THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231046014

Karen Johnson Davidson County
Batch# 1066038 DEEDWARR
10/30/2023 12 44 16 PM 2 pgs
Fees $13.00 Taxes. $2,590 00

20231030-0084622

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2023

Notary Public
My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Patrick O'Connell, Trustee Amy Louise O'Connell, Trustee 5505A Kentucky Avenue Nashville TN 37209	New owner	Tax Parcel ID No 091 06 0 438.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam M. Peebles and Reina H. Peebles, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brian Patrick O'Connell, Trustee of the Brian Patrick O'Connell Revocable Trust as to a 50% interest, and Amy Louise O'Connell, Trustee of the Amy Louise O'Connell Revocable Trust, as to a 50% interest**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1410, Block 198 on the map showing Extension of Plan No. 1, West Nashville, of record in Plat Book 57, Page 173, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John T. Cook, Trustee, and further conveyed to Adam M. Peebles and Reina H. Peebles, husband and wife, a tenancy by the entirety, by Quit Claim Deed from Adam M. Peebles and Reina D. Hamilton nka Reina H. Peebles, of record in Instrument No. 20170804-0079850, in the Register's Office of Davidson County, Tennessee, dated August 02, 2017 and recorded on August 04, 2017.

Being the same property conveyed to Adam M. Peebles, a single man, as to an undivided 50% interest, and Reina D. Hamilton, a single woman, as to an undivided 50% interest, as joint tenants with right of survivorship, by Warranty Deed from Cathy McCallum, who took title as Adamatine, a sole proprietorship, of record in Instrument No. 20170609-0057848, in the Register's Office of Davidson County, Tennessee, dated June 07, 2017 and recorded on June 09, 2017. Reina D. Hamilton is n/k/a Reina H. Peebles.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Extension of Plan No. 1, West Nashville, as recorded in Plat Book 57, Page(s) 173.

This is improved property located at 5505A Kentucky Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2023

Adam M. Peebles

Reina H. Peebles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam M Peebles and Reina H. Peebles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2023

Notary Public

My Commission Expires: _____

