Karen Johnson Davidson County
Batch# 1078803 DEEDWARR
12/05/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20231205-0094042

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew O'Connell	Mutual of Omaha Mortgage, Inc.	06200001000
(NAME)	(NAME)	
2530 Pennington Bend Road	P.O.Box 961292	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Fort Worth, TX 76161-0292	
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rodney Fortner and Alexander Rivera, as joint tenants with rights of survivorship, married to each other,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew O'Connell, an unmarried man,** 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:

Being part of Lot Number 6 on the map of the Robert Young Farm, as of record in Book 421, Page 140, Register's Office for said County, described according to a survey by John Kohl dated January 10, 1977, as follows:

Beginning at a point in the South margin of Pennington Bend Road at a stake 399 feet West of the Northeast corner of the property conveyed to J.L. Daugherty and wife, Minnie E. Daugherty by deed from M.C. McCauley and wife, of record in Book 1541, Page 632, Register's Office for Davidson County, Tennessee; thence South 26 degrees 55 minutes West 305 feet to a point; thence North 63 degrees 20 minutes West 150 feet to a point; thence North 26 degrees 56 minutes East 306 feet to a point in the South Margin of Pennington Bend Road; thence South 62 degrees 39 minutes East 150 feet to the point of beginning.

Being the same property conveyed to Rodney Fortner, unmarried by deed dated October 1, 2015 from Kathy L. Teagardin f/k/a Kathy L. Entsminger, unmarried of record in Instrument No. 20151006-0101729, Register's Office for Davidson County, Tennessee.

Thereafter the said Rodney Fortner, unmarried Quitclaimed an interest in said property to Rodney Fortner and Alexander Rivera, joint tenants with rights of survivorship by deed dated April 17, 2018 of record in Instrument No. 20180420-0037299, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2530 Pennington Bend Road, Nashville, TN 37214
(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 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 my/our hands this 4th day of December, 2023.

Rodney Fortner

Alexander Rivera by Rodney Fortner
Alexander Rivera
By: Rodney Fortner as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 4th day of December, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Rodney Fortner, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 4th day of December, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 4th day of December, 2023 before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Rodney Fortner with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Alexander Rivera as Attorney-In-Fact, as his free act and deed.

WITNESS my hand and official seal this 4th day of December, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 5, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 23-O'Connell

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 4, 2023** (date of document).

Affiant Signature

December 5, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25