Karen Johnson Davidson County
Batch# 1084082 DEEDWARR
12/20/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20231220-0098062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-7-26 (AFFIX SEAL)

JM-TAG-23-4149X

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jared M. O'Leary and Chelsea Jenney O'Leary	SYNOVUS BANK	
(NAME)	(NAME)	**038-00-0-035.00**
116A Fern Ave.	800 SHADES CREEK PKWY MS101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	BIRMINGHAM, AL 35209	
(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 consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER PHILIP, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARED M. O'LEARY AND CHELSEA JENNEY O'LEARY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 12-08-23, File Number 3-377, as follows:

Beginning at a set iron rod on the south margin of Blueberry Hill Road having a Tennessee State Plane Coordinate of N:701673.1430, E:1701671.1055 and being approximately 3,885 feet northwest of the intersection of Old Hickory Boulevard;
Thence leaving said margin of Blueberry Hill Road and with the northwest line of Clyde Eric Prosser (Book 8056, Page 25) SOUTH 54 DEGREES 14 MINUTES 29 SECONDS WEST a distance of 632.83 feet to an existing in a stone pile on the edge of an old roadbed;
Thence with the north line of Metro Government Beaman Park (Instr: 20100806-0062336) NORTH 79 DEGREES 38 MINUTES 57 SECONDS WEST a distance of 99.45 feet to a set iron rod having a TSPC of N:701321.1978, E:1701059.7423;
Thence with the southeast line of Christopher Philip (described as Tract 2 as described in Instrument Number 20150521-0046997 and described in Instrument Number 20220830-0097638) NORTH 44 DEGREES 44 MINUTES 12 SECONDS EAST a distance of 693.06 feet to a set iron rod in the south margin of Blueberry Hill Road;
Thence with said margin SOUTH 40 DEGREES 32 MINUTES 09 SECONDS EAST a distance of 158.09 feet;
Thence SOUTH 45 DEGREES 48 MINUTES 15 SECONDS EAST a distance of 29.02 feet to a set iron rod which is the point of beginning,
having an area of 87120.00 square feet, 2.00 acres

Being the same property described in Instrument Number 20220830-0097638, and the same property conveyed to Christopher Philip by quitclaim deed from Christopher Philip described as Tract 2 in said quitclaim deed dated April 29, 2015 and recorded May 21, 2015 in Instrument Number 20150521-0046997, Register's Office of Davidson County, TN

The subject property is not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Easement of record in Book 2544, page 415, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4149 Blueberry Hill Road, Nashville, Tennessee 37218**.

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), their heirs and 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), 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 hand(s) this the 7th DAY OF DECEMBER, 2023.

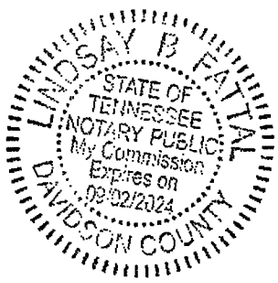
Christopher Philip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER PHILIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2023.

Notary Public
My Commission Expires: 9-2-24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 7, 2023** (date of document).

Affiant Signature

December 20, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th 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