WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00 Diana Carpenter AFFIANT SUBSCRIBED AND SWORN TO ME ON 02/12/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11/15/25
Karen Johnson Davidson County Batch# 1101433 DEEDWARR 02/15/2024 11:53:30 AM 3 pgs Fees: $18.00 Taxes: $1,036.00 20240215-0010575	

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road #160
Brentwood, TN 37027
file # 2023-4801

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jonah M. Jackson and Sarah K. Jackson, Husband and Wife	New Owner	162-02-0-103.00
4129 Coleridge Drive		
Antioch, TN 37013		

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,

Antionette O'hara, Monica O'hara, Charlotte Morgan, Charles O'hara, and Terricka O'hara

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonah M. Jackson and Sarah K. Jackson, Husband and Wife

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:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia A. O'Hara, a single woman by Warranty Deed from Mandy McAlexander, unmarried of record in Instrument No. 20180402-0030111 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 02, 2018.

Julia A. O'Hara having died intestate on August 11, 2023, her interest in said property vesting in her heirs at law: Antionette O'Hara, Terricka O'Hara, Charlotte Morgan, Monica O'Hara and Charles O'Hara.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4129 Coleridge Drive Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on February 12, 2024}.

Antionette O'hara

Monica O'hara

Charlotte Morgan

Charles O'hara

Terricka O'hara

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Antionette O'hara, Monica O'hara, Charlotte Morgan, Charles O'hara, and Terricka O'hara, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 12, 2024.

Notary Public

My Commission Expires: 9/20/25

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-4801

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco 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 Feb. 12, 2024.

Affiant
Date: February 15, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of February 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY