# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SEVENTY THOUSAND AND 00/100 (370,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

Karen Johnson
Batch # 1105003
02/27/2024 01:11:03 PM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20240227-0013282

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **Kevin D. O'Connell** (NAME) | JPMorgan Chase Bank (NAME) | **188 10 0A 346.00** |
| **753 Goswell Drive Nolensville, TN 37135** (ADDRESS) | 1111 Polaris Parkway Columbus, OH 43240 (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of February, 2024, the undersigned, **DERICK MICHAEL GREGORY AND CHRISTINA KATHLEEN GREGORY, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KEVIN D. O'CONNELL, AN UNMARRIED MAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **753 GOSWELL DRIVE, NOLENSVILLE, TN 37135** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Carothers Crossing, Phase 7, Section 1B of record in Instrument No. 20200910-0103222, 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 Derick Michael Gregory and Christina Kathleen Gregory, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211201-0158792, in the Register's Office of Davidson County, Tennessee, dated November 23, 2021 and recorded on December 01, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 23rd day of February, 2024.

GRANTOR: Derick Michael Gregory

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Derick Michael Gregory**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of February, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Christina Kathleen Gregory

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christina Kathleen Gregory**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of February, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY