THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1106354 DEEDWARR
03/01/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20240301-0014141

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Leanna M. Bone 688 Timber Lane Nashville, TN 37215	Leanna M. Bone 688 Timber Lane Nashville, TN 37215	117 02 0C 026.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James A. O'Neill and Susan O'Neill, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Leanna M. Bone, a single woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 650 Timber Lane, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit 26, together with the carport designated as 26A of Regency Park, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 3700, Pages 111 and 112, in the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James A. O'Neill Jr. and Susan P. O'Neill, husband and wife, by Warranty Deed from Christine Arnold Fields, an unmarried woman, of record in Instrument No. 20171215-0127818, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017 and recorded on December 15, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record.

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 29th day of February, 2024.

James A. O'Neill

Susan O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2024, before me personally appeared James A O'Neill and Susan O'Neill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of February, 2024.

Notary Signature
My commission expires: My Commission Expires January 22, 2025

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $680,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29 day of Feb, 2024

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 2025

Certificate of Authenticity

I, Holly Ray, 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 2/29/2024.

Date

Holly Ray

Affiant Signature

02/29/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of February, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

