WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107607 DEEDWARR
03/05/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,871.46
20240305-0015397

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edgar P O'Neill and Wendy O'Neill	New Owner	Parcel ID: 117 02 0D 012.00
(NAME)	(NAME)	
3033 Woodlawn Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Howard Todd Burwell, III, a married man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Edgar P O'Neill and Wendy O'Neill, husband and wife**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 12 on the Plan of Clairmont Condominiums of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description thereof, together with the appurtenant interest in the common elements of The Clairmont, a Horizontal Property Regime established by Master Deed of record in Book 7096, Page 940, as amended in Book 7108, Page 98, as restated in Book 8263, Page 703 and any other amendments thereof of record in the Register's Office for said County.

Being the same property conveyed to Joe L. Powers, married from Elizabeth Ann Knotts and Husband, Donald R. Knotts, Sr. by Warranty Deed dated July 17, 2015 and recorded on July 20, 2015 in Instrument No. 20150720-0070416, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Howard Todd Burwell, III from Joe L. Powers by Quitclaim Deed dated March 28, 2023 and recorded on March 31, 2023 in Instrument No. 20230331-0023371, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3033 Woodlawn Dr., Nashville, TN 37215

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 our hands this 1st day of March, 2024

Howard Todd Burwell, III

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Howard Todd Burwell, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2024.

M.L. Schodroski

Notary Public

My Commission Expires: 3/3/2026

(SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Joshua A. Terry, 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 3/1/2024.

Affiant Signature – Joshua A. Terry

3/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27