Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1115263 DEEDWARR
03/26/2024 02:33:12 PM 2 pgs
Fees: $13.00 Taxes: $5,457.50

20240326-0021049

39-B
File #24-1047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barton Simmons and Hayley Simmons, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James Patrick O'Sullivan, a single person, and Emerson Monteray Smith, a single person, joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 25 and the easterly 45 feet of Lot No. 26 on the Map of Meadowlawn, of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of said Lots Nos. 25 and 26 adjoin and front together 75 feet on the southerly side of Central Drive (now Meadow Lane) and runs back between lines, 200.15 feet, more or less, on the easterly line of part of Lot No. 25 and 204.275 feet, more or less, on the westerly line of part of Lot No. 26, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Barton Simmons and Hayley Simmons, husband and wife, by Warranty deed from Robert C. H. Sawyer and wife, Claire G. Sawyer of record in Instrument No. 20201204-0141175 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 4, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3613 Meadow Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
James Patrick O'Sullivan
3613 Meadow Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
Wells Fargo
P.O. Box 51162
Los Angeles CA 90051-5462

TAX MAP-PARCEL #:
117-01-0-096.00

WITNESS THE EXECUTION HEREOF this 22nd day of March, 2024.

Barton Simmons

Hayley Simmons

State of Tennessee)
County of Davidson)

On this 22nd day of March, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barton Simmons and Hayley Simmons, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,475,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of March, 2024.

Notary Public

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024