Karen Johnson Davidson County
Batch# 1126517 DEEDWARR
04/24/2024 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,509.60
20240424-0029376

This instrument prepared by Reginald Harrion, Esq., for PC Law Associates, LLC,
200 Fleet Street, Suite 6100, Pittsburgh, PA 15220, Tennessee Bar ID: 040700

Record and Return to: Connor O'Donnell, 714 Village Ct, Nashville, TN 37206

Order Number: 73791060

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **ROBERT A. GRANT, JR.**, and **VALERIE GRANT**, husband and wife for Four Hundred Eight Thousand Dollars and 00/100 ($408,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby convey(s) unto the Grantee(s), **CONNOR O'DONNELL**, a single man, whose address is 714 Village Ct, Nashville, TN 37206, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF SHELBY VILLAGE NO. 2, OF RECORD IN BOOK 1835, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that he/she/they is/are lawfully seized of the above-described real estate, that he/she/they has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCL 73791060 WD101 01 01 04

2024 High Sensitive

County Parcel number: 094 01 0 343.00
Street address of property: 714 Village Ct, Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20050902-0105973 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: CONNOR O'DONNELL, 714 Village Ct, Nashville, TN 37206

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Highly Sensitive
20240924002976

Signed this 19 day of April, 2024,

Signature(s) of Grantor(s):

Robert A. Grant, Jr.

Valerie Grant

STATE OF Tennessee, COUNTY OF Sumner, SS:

BE IT REMEMBERED That on this 19 day of April, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Robert A. Grant, Jr.** and **Valerie Grant**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

HELEN F MACKEY NOTARY PUBLIC TENNESSEE MY COMM. EXPIRES: 06-29-27 SUMNER COUNTY

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OATH OF CONSIDERATION

I or we, Connor O'donnell, the Affiant, herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Four Hundred Eight Thousand Dollars and 00/100 ($408,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 19 day of April, 2024.

Signature of Affiant:

Connor O'donnell

Connor O'donnell

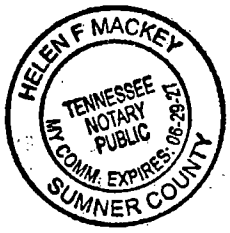
Sworn and subscribed before me this 19 day of April, 2024.

Helen Mackey

Notary Public

Tennessee : State

County: Sumner



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Tennessee Certification of Electronic Document

I, Sam Rider, 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 4/19/2024 (date of document).

Affiant Signature

Apr 22, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 22 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE