WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **515,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2024.

Notary Public

COMMISSION EXPIRES:

(Affix Seal)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1132887 DEEDWARR
05/09/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240509-0034233

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Adams Lori Adams	Same As New OWner	161-02-0-017
(NAME) 22306 River Road	(NAME)	
(ADDRESS) Marengo, IL 60152	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Danielle R. OBrien, and Sean P. Obrien, wife and husband ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Adams and Lori Adams, a married couple, as tenants by the entirety as between themselves, and as joint tenants with rights of survivorship with Justin Gaines and Katherine Ann Gaines, a married couple, as tenants by the entirety as between themselves. ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of McMurray Hills of record in Plat Book 3700, Page 5, 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 Danielle R. Hedges, an unmarried woman, by Deed from William N. Dodds and Kimberly A. Franks, husband and wife, dated December 9, 2016 filed for record on December 14, 2016 as Instrument No. 20161214-0130979, Register's Office for Davidson County, Tennessee. Danielle R. Hedges has since married and now goes by Danielle R. OBrien.

Sean P. OBrien joins in executing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **606 McMurray Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37211** (Postal Zip)

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, successors 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, successors 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 8th day of May, 2024.

Danielle R. OBrien

Danielle R. OBrien

Sean P. OBrien

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Danielle R. OBrien and Sean P. OBrien**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2024.

Robert L Scruggs

Notary Public

Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

True Copy Certification

I, **Tammy Carney,** 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 this the 8th day of May, 2024.

Tammy Carney
Affiant Signature
Date 5/8/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

