Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-5428

PREPARED BY ~~(AND RETURN TO)~~:

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1136122 DEEDWARR
05/16/2024 03:13:16 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20240516-0036511

Ivey Title, LLC Ref: (DM) Title No.: 63598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christine L. O'Connor Living Trust 5428 Wakefield Dr. Nashville, TN 37220	Same as NEW OWNER

TAX MAP PARCEL NUMBERS: 16109002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith W. Gaither and Victoria L. Gaither, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christine L. O'Connor, Trustee of the Christine L. O'Connor Living Trust,** 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 Lot No. 85 on the Plan of Hillview Estates, of record in Book 3600, page 89, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith W. Gaither and wife, Victoria L. Gaither by Warranty Deed from Steven L. Jenkins, dated March 30, 1998 and recorded on April 2, 1998 of record in Book 10867, page 580, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 89, said Register's Office, which Plan shows a 40, foot minimum building setback line from Wakefield Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the northwesterly front corner of said lot. Restrictions of record in Book 3836, page 719, said Register's Office.

This is improved property, known as 5428 Wakefield Drive, Nashville, TN 37220

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2024.

Keith W. Gaither

Victoria L. Gaither

State of Tennessee

County of Davidson

On this 16th day of April, 2024, before me the undersigned authority, personally appeared Keith W. Gaither and Victoria L. Gaither, 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.

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary

My Commission Expires:

State of Tennessee

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $850,000.00

Affiant

Sworn and subscribed before me this 15th day of May, 2024

Notary

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

My Commission Expires: 07/09/24