Record
WATAUG
5110 Ma
Brer
Karen Johnson
Batch # 1145073
06/10/2024 10:38:23 AM
Fees: $13.00 Taxes: $1,128.50
Davidson County
DEEDWARR
2 pgs
20240610-0043179

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ava Durelli and Jacob Hoback 3415 West End Ave # 208 Nashville, TN 37203	~~Ava Durelli and Jacob Hoback~~ CedarStone Bank 900 W. Main St Lebanon, TN 37189	104 06 0A 008.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas W. O'Dell, Trustee of Thomas W. O'Dell Revocable Trust under agreement dated August 17, 2020** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Ava Durelli, and Jacob Hoback, as joint tenants with right of survivorship** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3415 West End Avenue #208, Nashville, TN 37203 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 208, on the Plan of Continental Condominiums, of record in Plat Book 5200, Page 399, as Revised in Plat Book 6900, Page 43 said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Thomas W. O'Dell,
> Trustee of the Thomas W. O'Dell Revocable Trust under agreement dated August 17, 2020, by Quitclaim Deed from Thomas W. O'Dell, of record in Instrument No. 20200819-0093170, in the Register's Office of Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19 2020.
>
> Being the same property conveyed to Thomas W. O'Dell and wife, Martha W. O'Dell, by Warranty Deed from Diane Sacks, a single person, of record in Book 11259, Page 906, in the Register's Office of Davidson County, Tennessee, dated December 14, 1998 and recorded on December 18, 1998.
> The said Martha W. O'Dell died on January 12, 2020, leaving Thomas W. O'Dell as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of June, 2024.

Thomas W. O'Dell Revocable Trust under agreement dated August 17, 2020

By: Thomas W O'Dell, Trustee
Thomas W. O'Dell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2024, before me personally appeared Thomas W. O'Dell, Trustee of Thomas W. O'Dell Revocable Trust under agreement dated August 17, 2020, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5 day of June, 2024

Notary Public
My commission expires: 6-21-25

THOMAS I. BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY