Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22873 DJ

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAIT ANN POTTER
Notary Public, State of Texas
My Commission Expires
October 01, 2024
NOTARY ID 13270467-0

Karen Johnson Davidson County
Batch# 1149857 DEEDWARR
06/24/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240624-0046915

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Travis

Actual consideration or value, whichever is greater is $435,000.00.

Affiant

Subscribed and sworn before me this the 20th day of June, 2024.

Notary Public Cait Potter
My commission expires: October 1, 2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amy Elizabeth Dunn 1906 Hailey Ave Nashville, TN 37218	CMG Mortgage Inc. 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	081-01-0 027.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHEYENNE O'BRIEN, SINGLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMY ELIZABETH DUNN, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract 1:
Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the Southwesterly part of Lot No. 55 on the map of Haley's Subdivision, of part of Block 5, in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, Being Lot Nos. 27 and 29 of block "A" on the Revised Plan of Haley's Subdivision of said Block 5 in G. T. Sheegog's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Engineers, May 2, 1941, as follows:

Beginning on the Southeasterly margin of Haley Avenue at a point 315.8 feet, more or less, Southwest of the Westerly margin of River Drive, said point being the corner of Lots Nos. 28 and 29 on said unrecorded plan; thence with the line between said two lots Southeastwardly 151.4 feet to the Northwesterly line of Lot No. 38 on said Haley's original subdivision; thence with said line Southwestwardly 50 feet to the corner of Lots No. 26 and 27; thence with the line between said two lots Northwesterly 152.6 feet to the Southeasterly margin of Haley Avenue; thence with said avenue, Northeastwardly 50 feet to the beginning.

Tract 2:
Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the Northeasterly part of Lot No. 56 on the Map of Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for Davidson County, Tennessee, being the Northeasterly 5 feet of Lot No. 26 of Block "A" on the unregistered plan of Haley's Subdivision part of Block 5 in G. T. Sheegog's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Engineers, May 2, 1941 as follows:

Beginning on the Southeasterly margin of Haley Avenue at the Southwest corner of the property conveyed to E. J. Putman (Book 1172, Page 303, RODCT), being the corner of Lot Nos. 26 and 27; thence with the line between said two lots Southeastwardly 152.6 feet; thence Southwestwardly 5 feet; thence Northwestwardly 152.6 feet, more or less, to the Southeasterly margin of Haley Avenue; thence with said Avenue Northeastwardly 5 feet to the beginning.

Being the same property conveyed to Cheyenne O'Brien, single woman, by deed dated 01/21/2022, from Elijah Brooks, single, of record in Instrument No. 20220201-0011404, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1906 Hailey Ave, Nashville, TN 37218.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 20th day of June, 2024.

Cheyenne O'Brien

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheyenne O'Brien, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2024.

My commission expires:
October 1, 2024

CAIT ANN POTTER
Notary Public, State of Texas
My Commission Expires
October 01, 2024
NOTARY ID 13270467-0

Notary Public

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/20/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 06/20/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 20 **day of** June, **2024.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

