Karen Johnson Davidson County
Batch# 1158406 DEEDWARR
07/16/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240716-0053229

Name and Address of New Owner:
Holly Pudwill
178 Townes Drive
Nashville, TN 37211

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Christian Community Credit Union
255 N. Lone Hill Ave
San Dimas, CA 91773-2308

Map & Parcel(s):
162-06-0-280.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John C. O'Mara and Patricia M. O'Mara, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Holly Pudwill, a single woman**, hereinafter called the GRANTEE, her 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. 52 on the Plan of Valley Green of record in Plat Book 4460, Page 96 and 97, 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 John C. O'Mara and wife, Patricia M. O'Mara by Warranty Deed from Robert O. Poff, Jr of record in Book 9668, page 536, Register's Office for Davidson County, Tennessee, dated April 26, 1995 and recorded on May 10, 1995.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 178 Townes Drive, Nashville, TN 37211

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, her heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 12 day of July, 2024.

John C. O'Mara

John C. O'Mara

Patricia M. O'Mara

Patricia M. O'Mara

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12 day of July, 2024, before me personally appeared John C O'Mara and Patricia M O'Mara, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 12 day of July, 2024.

Notary Signature
My commission expires: 04-12-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00.

Affiant Signature

Subscribed and sown to before me, this the 15 day of July, 2024.

Notary Public
My Commission Expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-15-24 .

Affiant Signature

7-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

