Karen Johnson Davidson County
Batch# 1182864 DEEDWARR
09/18/2024 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240918-0072142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of September, 2024.

Notary Public

(Affix Seal)

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

2024-08-2058

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Timothy O'Hara, Jr. 1129 Lilly Valley Way Nashville, TN 37209	OWNER	Map/Parcel 102-13-0B-015.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allison Dumblauskas, formerly known as Allison P. Blumer, and Matthew D. Dumblauskas, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy O'Hara, Jr.** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the plan of Park Place at Charlotte, a Horizontal Property Regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Davis and Regina Davis, husband and wife by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20180124-0007476 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 24, 2018. Regina Davis has since died on March 18, 2019, leaving Robert Davis as surviving tenant by the entirety.

Being the same property conveyed to Allison P. Blumer and Matthew D. Dumblauskas, wife and husband by Warranty Deed from Robert Davis, unmarried, of record in Instrument No. 20230223-0012695 Register's Office for Davidson County, Tennessee, dated February 16, 2023 and recorded on February 23, 2023.

This conveyance is subject to the following: Davidson County property taxes for 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1129 Lilly Valley Way, Nashville, TN 37209.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 16th day September, 2024.

Allison Dumblauskas

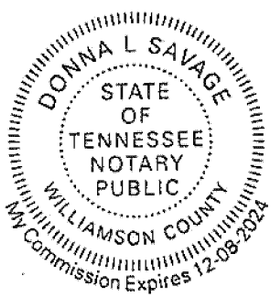
Matthew D. Dumblauskas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of September, 2024, before me personally appeared Allison Dumblauskas and Matthew D. Dumblauskas, 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 16th day of September, 2024.

Notary Signature
My commission expires:
12-08-24



Certificate of Authenticity

I, Joshua A. Terry, 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 9/16/24.

Affiant Signature – Joshua A. Terry

9/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27