THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$525,000.00**. **Affiant** Subscribed and sworn to before me, this **24th day of September, 2024.** **Notary Public** **My commission expires:**

Karen Johnson
Batch # 1186133
09/25/2024 10:22:56 AM
Fees: $18.00 Taxes: $1,942.50

20240925-0074264

Davidson County
DEEDWARR
3 pgs

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John P. O'Connor and Sherry R. O'Connor **801 Falcon Drive** **Madison, TN 37115**	~~NEW OWNER~~	**042 02 0 013.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **John Gordon Christiansen, Executor, and John Gordon Christansen, Heir, and Cynthia Christiansen Ellis, Heir of The Estate of Milton G. Tanksley**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **John P. O'Connor and Sherry R. O'Connor, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of SECTION SIX, BONNIE BRAE, as of record in Plat Book 4300, Page 21, Register's Office for said County.

Beginning at a point in the Northeasterly side of North Summerfield Drive, the common front corner of Lots No. 124 and 125 on the said Plan; thence North 36° 47" East 213.0 feet to a point; thence Southeasterly 233.6 feet to a point; the Northerly margin of Falcon Drive; thence with the margin of the same, South 43° 06" West 169.75 feet to a point which is the beginning of a curve; thence around said curve, 37.69 feet to a point in the Northeasterly margin of North Summerfield Drive, thence with the margin of the same North 53° 13" West 190.0 feet to the beginning.

Being the same property conveyed to Milton G. Tanksley and wife, Jean M. Tanksley, by Quitclaim Deed from Milton G. Tanksley, of record in Book 5762, Page 213, in the Register's Office of Davidson County, Tennessee, dated June 23, 1981, and recorded on June 26, 1981.The said Jean M. Tanksley died on or about November 09, 1997, then Milton G. Tanksley died January 14, 2024 testate, devising subject property to John Christiansen. See Probate Case 24P457, Davidson County Seventh Circuit Court.

Being the same property conveyed to Milton G. Tanksley, by Warranty Deed from Charles B. Buchanan and wife, Bessie M. Buchanan, of record in Book 4538, Page 636, in the Register's Office of Davidson County, Tennessee, dated September 21, 1971, and recorded on September 21, 1971.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **801 Falcon Drive, Madison, TN 37115**.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this **24th day of September, 2024.**

The Estate of Milton G. Tanksley

By: _____ Executor
John Gordon Christiansen, Executor

By: _____ Heir
John Gordon Christansen, Heir

By: _____ Heir
Cynthia Christiansen Ellis, Heir

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of September, 2024, before me personally appeared John Gordon Christiansen, Executor and Heir of The Estate of Milton G. Tanksley and Cynthia Christiansen Ellis, Heir of The Estate of Milton G. Tanksley, 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 24th day of September, 2024.

_____
Notary Signature
My commission expires: 11-3-25

