WARRANTY DEED

Karen Johnson
Batch # 1192796
10/11/2024 11:40:20 AM
Fees: $13.00 Taxes: $1,276.50

Davidson County
DEEDWARR
2 pgs

20241011-0079052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Colin Campbell Thomas O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 09/07/26
(AFFIX SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colin Campbell Thomas O'Brien	New Owner	064-09-0-195.00
(NAME)	(NAME)	
4228 Brackenwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Lisa Martin, formally known as Lisa Cogdill, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Colin Campbell Thomas O'Brien and Abigail Sands Willis O'Brien, a married couple,** hereinafter called the GRANTEE(S), his/her/their 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. 35 on the Plan of Southfork Section 1 of record in Plat Book 6250, Page 384 and 385, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lisa Cogdill unmarried by Warranty Deed from Bradley S. Keller and wife, L. Ivette Keller and Paul A. Keller, dated 07/30/1998, of record in Book 11047, Page 11, Register's Office for Davidson County, Tennessee.

The said Lisa Martin, Lisa Cogdill and Lisa Ann Martin are one in the same person.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 4228 Brackenwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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 10th day of October, 2024.

Lisa Martin by Camille Keaton Kelley, Atty in fact
Lisa Martin By: Camille Keaton Kelley her atty in fact

Lisa Martin by Cheryl Kelley Lambert, Atty. in fact
Lisa Martin By: Cheryl Kelley Lambert her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Cheryl Kelley Lambert and Camille Keaton Kelley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that themselves executed the within instrument for the purposes therein contained, and who further acknowledged that they are, pursuant to Power of Attorney of record in Instrument No.: 20240916-0071374, the Attorney-in-Fact for Lisa Martin, aka Lisa Ann Martin aka Lisa Cogdill (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 10th day of October, 2024.

Notary Public:
My Commission Expires: 6-14-26

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

PAMELA JO SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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