Karen Johnson Davidson County
Batch# 1198806 DEEDWARR
10/30/2024 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20241030-0083695

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/24/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 01-04-25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-13187-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Edward O'Melia and Cheryl O'Melia	Nexy American Funding	095-05-0-030.00
212 Wilowen Drive	18583 Dallas Pkwy Suite 160	
Nashville, TN 37210	Dallas, TX 75287	

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,

Dana Lawrence Duff, a married man, Sandra Jean Jerkens, Mark Edwin Duff, Joni Duff Ramsey, and Brian Joseph Duff

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward O'Melia and Cheryl O'Melia, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 29 on the Plat of Creekside Heights, of record in Book 2663, Pages 114 and 115, Register's Office for said County.

Said Lot No. 29 fronts 138 feet on the Westerly side of Wilowen Drive, and runs back 246.35 feet on the Northerly line and 226.2 feet on the Southerly line, to a dead line in the rear on which it measures 227 feet.

Being the same property conveyed to Denver W. Duff and wife, Cora Duff by Warranty Deed from Carl Batson, Inc. of record in Book 2921, page 513, Register's Office for Davidson County, Tennessee, dated June 05, 1959 and recorded on June 22, 1959.

Denver W. Duff, having died on June 15, 2006, his interest in said property vesting in Cora Duff as the surviving tenant by the entirety.

Cora Duff, having died testate on February 23, 2024, her interest in said property being devised to Sandra Jean Jerkens, Mark Edwin Duff, Joni Duff Ramsey, Dana Lawrence Duff and Brian Joseph Duff by Last Will and Testament as shown in Case No. 24P743, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 212 Wilowen Drive Nashville, TN 37210

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 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 hand on October 24, 2024.

Dana Lawrence Duff

Dana Lawrence Duff

Sandra Jean Jerkens

Sandra Jean Jerkens

Mark Edwin Duff

Mark Edwin Duff

Joni Duff Ramsey

Joni Duff Ramsey

Brian Joseph Duff

Brian Joseph Duff

Electronically signed and notarized online using the Proof platform.

STATE OF Texas

COUNTY OF Brazoria

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Dana Lawrence Duff, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this October 24, 2024.
Electronically signed and notarized online using the Proof platform.

Tamie Mason

Notary Public

My Commission Expires: 07/22/2027

NOTARY PUBLIC STATE OF TEXAS

Tamie Mason

ID NUMBER
13209676-5
COMMISSION EXPIRES
July 22, 2027

STATE OF Tennessee

COUNTY OF Williamson

GB GB

Personally appeared before me, ~~**by audio-visual communication**~~, the undersigned, an ~~online~~ Notary Public for the State and County the aforesaid, Sandra Jean Jerkens, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this October 24, 2024.

Elizabeth J. Barnes

Notary Public

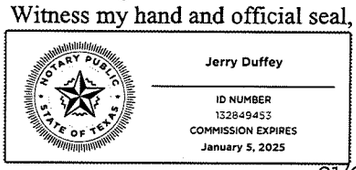
My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Texas

COUNTY OF Dallas

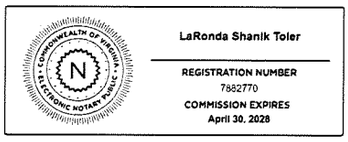
Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Mark Edwin Duff, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this October 24, 2024.



Notary Public

Electronically signed and notarized online using the Proof platform.

My Commission Expires: 01/05/2025



STATE OF Virginia

COUNTY OF Henrico

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Joni Duff Ramsey, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this October 24, 2024.

Notarized remotely online using communication technology via Proof.

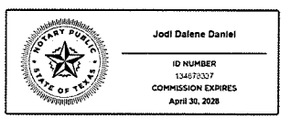
Notary Public

My Commission Expires: 04/30/2028

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Brian Joseph Duff, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this October 24, 2024.



Notary Public

My Commission Expires: 04/30/2028

Electronically signed and notarized online using the Proof platform.

File #: 2024-13187-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 October 24, 2024.

Affiant

Date: 10/24/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 24th day of October, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY