WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208295 DEEDWARR
11/25/2024 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20241125-0091991

File #24-TC-0111-P

(SEAL)

DAN L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/25/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Conor D. Doolan	**NEW OWNER**	
(NAME) **111 Becker Avenue**	(NAME)	**053 11 0 055.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged,

ATTLEASE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CONOR D. DOOLAN, AN UNMARRIED MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 12, Block "C", on the Plan of SUBDIVISION MAP NO. 3, LIFE AND CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Attlease Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Ja- El Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20211230-0171791, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021, and recorded on December 30, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION MAP NO. 3, LIFE AND CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY, as recorded in Plat Book 974, Page(s) 11.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 111 Becker Avenue, Old Hickory, TN 37138.

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), their heirs and 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), 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 the ~~27th day~~ 22nd of November, 2024.

Attlease Properties, LLC, a Tennessee Limited Liability Company

By: Jonathon Attridge
Jonathon Attridge, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Jonathon Attridge, Authorized Agent of Attlease Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Attlease Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Jonathon Attridge, Authorized Agent of Attlease Properties, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in _____, this ~~27th~~ 22nd day of November, 2024.

C. Loy Carney
Notary Signature

Printed Name:_____

My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

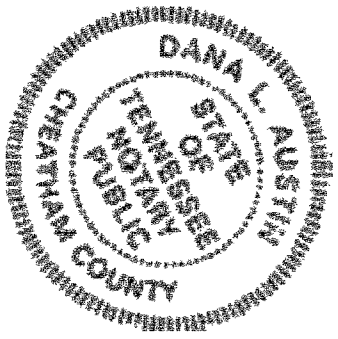
I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 22, 2024.

Elizabeth Levsen

Date: November 22, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this November 22, 2024.



Notary Public
My Commission Expires: 7/25/26