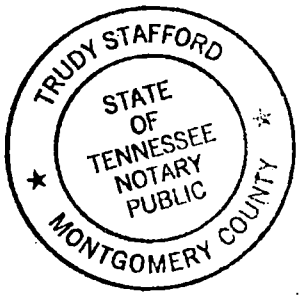
WARRANTY DEED



State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Jo Ellen O'Connor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 3/17/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 2687 Townsend Ct., Suite C, Clarksville, TN 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jo Ellen O'Connor	Jo Ellen O'Connor	065-05-044.00
(NAME)	(NAME)	
3165 Austin Brian Ct.	3165 Austin Brian Ct.	
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1226559 DEEDWARR
01/15/2025 10:07:27 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20250115-0003170

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda F. Prichard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jo Ellen O'Connor,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 460, Sherwood Forest, Section Four, as of record on by Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda F. Prichard from Thomas Prichard by Quitclaim Deed dated the 20th day of April, 2013, of record in Instrument No. 20130509, Page No. 0047000, recorded the 9th day of May, 2013, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4893 Rainer 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 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 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 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 hands this 10th day of January, 2025.

Linda F. Prichard

State of Tennessee
County of Montgomery

Personally appeared before me Linda F. Prichard, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of January, 2025.

Notary Public Trudy Stafford
My Commission Expires: 3-17-2027

File No.: 0482024

