WARRANTY DEED

(SEAL)

BOX 10-A

Karen Johnson
Batch # 1239002
02/20/2025 02 29 01 PM
Fees $13 00 Taxes $1,942 50

Davidson County
DEEDWARR
2 pgs

20250220-0012498

File #25-TC-0357-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2025

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public
MY COMMISSION EXPIRES _____

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)
Julien Octavian Phillip O'Neill and Audria Elizabeth O'Neill	FirstBank	
(NAME)	(NAME)	**148 05 0J 001.00 CO**
357 Dade Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(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,

DEVIN NOAH HERRIN AND MADISYN MICHELLE HERRIN, HUSBAND AND WIFE,

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

JULIEN OCTAVIAN PHILLIP O'NEILL, AND AUDRIA ELIZABETH O'NEILL, HUSBAND AND WIFE

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 in Davidson County, Tennessee, being Unit "A" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for THE DADES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for THE DADES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20220128-0010382, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated and is subject to the By-Laws as shown in Exhibit "D" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for THE DADES, A Planned Unit Development, a Horizontal Property Regime with Private Elements, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20220128-0010382, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Devin Noah Herrin and Madisyn Michelle Herrin, husband and wife, by Warranty Deed from Proverbs Build Homes, LLC, a Tennessee limited liability company, of record in Instrument No 20220913-0102182, in the Register's Office of Davidson County, Tennessee, dated September 08, 2022, and recorded on September 13, 2022

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HAYWOOD ACRES, as recorded in Plat Book 2900, Page 17
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20220128- 0010382
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **357 Dade Drive, Nashville, TN 37211**

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 13th day of February, 2025

Devin Noah Herrin

Madisyn Michelle Herrin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2025, before me personally appeared Devin Noah Herrin, 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 13th day of February, 2025

Notary Signature
My commission expires

JOHN W BISHOP · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2025, before me personally appeared Madisyn Michelle Herrin, 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 13th day of February, 2025

Notary Signature
My commission expires

JOHN W BISHOP · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · My Commission Expires 08-10-2027