WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1239467 DEEDWARR
02/21/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20250221-0012801

File #25-PA-5600-109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

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)
Laurie M. O'Connell and Daniel D. O'Connell, Jr.	**New Owner**	
(NAME)	(NAME)	
1420 Langport Drive		**162-09-0B-024-00**
(ADDRESS)	(ADDRESS)	
Pittsburgh, PA 15241		
(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,

MATTHEW GOETZ, AN UNMARRIED MAN,

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

DANIEL D. O'CONNELL, JR. AND LAURIE M. O'CONNELL, 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 No. 109, Building 13, of HICKORY VALLEY CONDOMINIUMS, PHASE III, a condominium or horizontal property regime, established by Master Deed of record in Book 4918, Page 116, Register's Office for Davidson County, Tennessee, as amended in Book 4958, Page 346, Register's Office for Davidson County, Tennessee, and as shown on the Plan of 4TH REVISED PLAN OF PHASE III, HICKORY VALLEY CONDOMINIUMS, as of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Goetz, an unmarried man, by Warranty Deed from Mary E. Harper, unmarried, of record in Instrument No. 20170912-0093355, in the register's office of Davidson County, Tennessee, dated September 07, 2017 and recorded on September 12, 2017.

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 4TH REVISED SITE PLAN, PHASE 3, HICKORY VALLEY CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 131.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HICKORY VALLEY CONDOMINIUMS, PHASE 3 of record in Book 4918, Page 116, as amended in Book 4958, Page 346 and amendment and restated Bylaws recorded in Book 8797, Page 918; also 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.

12. Easement recorded in Book 5606, Page 663 and Book 7497, Page 740.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5600 Country Drive, Unit 109, 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 10th day of February, 2025.

Matthew Goetz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2025, before me personally appeared Matthew Goetz, 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 10th day of February, 2025.

Notary Signature
My commission expires:

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

True Copy Certification

I, Yvette Meldrum, 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 February 18, 2025.

Signature
February 18, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 18, 2025

Notary's Signature

My Commission Expires: 4-13-25

