Karen Johnson Davidson County
Batch# 1248174 DEEDWARR
03/19/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250319-0019906

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2375

INDIANA KCB

State of ~~Tennessee~~
County of ~~Rutherford~~ PORTER KCB
The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this
14th day of March, 2025.

KALIKO BOLDEN
Notary Public
Lake County - State of Indiana
Commission Number NP0720350
My Commission Expires May 16, 2027

Notary Public
My Commission Expires: 05-16-2027

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Lisa Marie OConnor	NEW OWNER	155-07-0A-027-00
7177 Forrest Oaks Drive		
Nashville, TN 37221		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ruthie L. Ross, an unmarried woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lisa Marie OConnor, a single woman,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on Revision One to Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Plat Book 9700, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description,

Being the same property conveyed to Ruthie L Ross, unmarried, by deed from Gyorgy Barna, married, by deed dated January 31, 2022, and recorded on March 8, 2022, of record in Instrument Number 20220308-0025929, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is Improved property known as 7177 Forrest Oaks Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 14th day of March, 2025.

Ruthie L. Ross

State of Indiana
County of Porter

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ruthie L. Ross with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chesterton, IN, this 14th day of March, 2025.

KALIKO BOLDEN
Notary Public
Lake County - State of Indiana
Commission Number NP0720350
My Commission Expires May 16, 2027

Notary Public at Large
My Commission Expires: 05-16-2027

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on March 14th, 2025 (date of document).

Signature

03/17/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17th day of March 2025.

Notary Public
My Commission Expires:

