THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1249504 DEEDWARR
03/24/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $13,227.50
20250324-0021856

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Patrick O' Brien and Karen O'Brien 3612 B Woodmont Blvd Nashville, TN 37215	NEW OWNER	117-05-0H-002.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen Bruce, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Patrick O' Brien and Karen O'Brien, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3612 B Woodmont Boulevard, Nashville, TN 37215, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B, of 3612 Woodmont Blvd Homes, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3612 Woodmont Blvd Homes, A Horizontal Property Regime With Private Elements, of record in Plat at Instrument No. 20200831-0098401, as amended in Instrument No. 20220321-0032178, in the Register's Office for Davidson County, Tennessee, and with said unit being depicted on Exhibit "B" to said Amended Declaration, to which Declaration references are hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Bruce, an unmarried man by Warranty Deed from Cal Max Properties, LP, A California Limited Liability Company of record in Instrument No. 20230111-0002538, in the Register's Office for Davidson County, Tennessee, dated January 11, 2023, and recorded on January 11, 2023.

Carina Jolly, spouse of the above named Stephen Bruce, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

This is improved (X) unimproved ( ) property known as 3612 B Woodmont Boulevard, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ____ day of March, 2025.

Stephen Bruce

Carina Jolly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2025, before me personally appeared **Stephen Bruce**, 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 21st day of March, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2025, before me personally appeared **Carina Jolly**, 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 21st day of March, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21 day of March, 2025

Notary Public
My commission expires: 8/24/27

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Certificate of Authenticity

I, Krystal Schuster, 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 3/21/25.

Date

Affiant Signature

3/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025