Karen Johnson Davidson County
Batch# 1257506 DEEDWARR
04/08/2025 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20250408-0026688

Warranty Deed

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00 Affiant Subscribed and sworn to before me, this the 4th day of April, 2025. Notary Public My commission expires: 1-24-29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Neighborhood Holdings, LLC	New Owner(s)	082-08-0-104.00
2129 Belcourt Avenue, FL 2		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL W. O'NEILL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEIGHBORHOOD HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, surveyor, June 24, 1936 as follows:

Beginning on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Cleveland Street or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on Map of the subdivision of the south portion of Richmond property as of record in Book 974, Page 19, Register's Office of said county; thence with the northerly line of Lots Nos. 1 and 3, westwardly 203 feet to the easterly line of Lot No. 4 on said plan; thence with said line northwardly 30 feet to the northeast corner of said Lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; thence with said Avenue southwardly 100 feet to the beginning.

Being the same property conveyed to Michael W. O'Neill by Special Warranty Deed from Bank of Oklahoma N.A. Fka Bancoklahoma Mortgage Corporation dated January 29, 2003 and recorded February 3, 2003, in Instrument No. 20030203-0014796, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 928 Mcferrin Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of April, 2025.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3 day of April, 2025.

Notary Public

My Commission Expires: 9/8/27

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 4. 2025.

Affiant Signature

8th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028