WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272469 DEEDWARR
05/13/2025 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20250513-0037662

File #25-TL-1605-B

(SEAL)

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/25/26

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)
Stephen Oliver	**New Owner**	
(NAME)	(NAME)	**072 16 3N 002.00**
1605B Tammany Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

TREVOR L. MCCONNELL, A MARRIED WOMAN, AND KIRK A. MCCONNELL AND MIRIAM MCCONNELL, HUSBAND AND WIFE,

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

STEPHEN OLIVER, A SINGLE MAN

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 B of 1605 Tammany Drive, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1605 Tammany Drive of record in Instrument No. 20210318-0035833, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1605 Tammany Drive as shown on Exhibit to the Declaration of record in Instrument No. 20210318-0035833, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Trevor L. McConnell, an unmarried woman and Kirk A. McConnell and Miriam McConnell, husband and wife, by Quitclaim Deed from Trevor L. McConnell, of record in Instrument No. 20220602-0063741, in the Register's Office of Davidson County, Tennessee, dated March 31, 2022 and recorded on June 02, 2022.

Being the same property conveyed to Trevor L. McConnell, an unmarried woman, by Quitclaim Deed from Kirk McConnell, of record in Instrument No. 20220324-0033925, in the Register's Office of Davidson County, Tennessee, dated March 22, 2022 and recorded on March 24, 2022.

Being the same property conveyed to Kirk McConnell, an unmarried man, and Trevor L. McConnell, an unmarried woman, by Quitclaim Deed from Kirk McConnell, of record in Instrument No. 20220316-0030440, in the Register's Office of Davidson County, Tennessee, dated March 11, 2022 and recorded on March 16, 2022.

Being the same property conveyed to Kirk McConnell, Unmarried, by Warranty Deed from Perkins Management LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210421-0053217, in the Register's Office of Davidson County, Tennessee, dated April 20, 2021 and recorded on April 21, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of PEERMAN HEIGHTS, as recorded in Plat Book 2133, Page(s) 3.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210318-0035833.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2091, Page 517.
* Easement for Water Mains, recorded in Book 2148, Page 37.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1605B Tammany Drive, Nashville, TN 37206**.

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 12th day of May, 2025.

Trevor L. McConnell

Kirk A. McConnell by Trevor L. McConnell, his Attorney-In-Fact

Miriam McConnell by Trevor L. McConnell, Attorney-In-Fact

Shawn Fitzsimmons

***SHAWN FITZSIMMONS**, spouse of **TREVOR L. MCCONNELL**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **SHAWN FITZSIMMONS** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2025, before me personally appeared TREVOR L. MCCONNELL and SHAWN FITZSIMMONS 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 12th day of May, 2025.

Notary Signature
My commission expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared TREVOR L. MCCONNELL, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of KIRK A. MCCONNELL and acknowledged that he executed the same as the free act and deed of the said KIRK A. MCCONNELL.

Witness my hand and official seal this **12th** day of **May, 2025**.

Notary Signature
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared TREVOR L. MCCONNELL, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of MIRIAM MCCONNELL and acknowledged that he executed the same as the free act and deed of the said MIRIAM MCCONNELL.

Witness my hand and official seal this **12th** day of **May, 2025**.

Notary Signature
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/12/2025** (date of document).

Affiant Signature

05/13/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **13th** day of **May**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8·19·2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD