STATE OF Tennessee
COUNTY OF Davidson

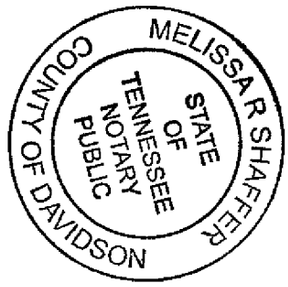
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2025.

Notary Public
MY COMMISSION EXPIRES: 5-9-26
File No. G25-23185

Karen Johnson Davidson County
Batch# 1278639 DEEDWARR
05/29/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20250529-0042066



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacob William Stinson (NAME)	Deutsche Bank National Trust Co Attn: Team Pennymac/Retail (NAME)	161-16-0A-077-00
416 Shadow Glen Dr (STREET ADDRESS)	1761 E. Saint Andrews Pl (STREET ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Santa Ana, CA 92705 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas O'Connell and Elizabeth F. O'Connell, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob William Stinson, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 77, on the Plan of Townhomes of Shadow Glen, shown as Exhibit "A" to the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas O'Connell and Elizabeth F. O'Connell, a married couple by Deed dated February 28, 2019 from Tanya E. Davis, an unmarried woman, recorded February 28, 2019, in Instrument Number 20190228-0018447, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Thomas O'Connell is signed by his/her duly appointed Attorney-in-fact Michael Patrick O'Connell, pursuant to the Power of Attorney recorded in Instrument Number _____202505290042064_____, said Register's Office. The signature of Elizabeth F. O'Connell is signed by his/her duly appointed Attorney-in-fact Michael Patrick O'Connell, pursuant to the Power of Attorney recorded in Instrument Number _____202505290042065_____, said Register's Office.

This is improved property, known as 416 Shadow Glen Dr., 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of May, 2025.

Thomas O'Connell by Michael Patrick O'Connell, his Attorney-In-Fact

Thomas O'Connell by Michael Patrick O'Connell, his Attorney-In-Fact

Elizabeth F. O'Connell by Michael Patrick O'Connell, Attorney-In-Fact

Elizabeth F. O'Connell by Michael Patrick O'Connell her Attorney-In-Fact

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michael Patrick O'Connell, Attorney in fact for Thomas O'Connell and Elizabeth F. O'Connell, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2025.

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Notary Public My Commission Expires: 6/3/28

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-28-25.

Affiant Signature

5-28-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of May, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON