# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284858 DEEDWARR
06/16/2025 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250616-0046985

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Christine L. O'Connor. Trustee | New Owner | 084 05 0 027.00 |
| (NAME) | (NAME) | |
| 2620 Tiffany Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Stephen B. Gillum and wife, Amanda J. Gillum**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christine L. O'Connor, Trustee of the Christine L. O'Connor Living Trust dated November 13, 2007**, hereinafter called the Grantee, her 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. 20 on the Plan of Tiffany Terrace, as of record in Book 2854, Page 59, Register's Office for said County.

Said Lot No. 20 fronts 82.0 feet on the Easterly side of Tiffany drive and extends back between lines, 290.0 feet on the Northerly line and 306.4 feet on the Southerly line to a dead line in the rear, measuring 186.0 feet thereon.

Being the same property conveyed to Stephen B. Gillum and wife, Amanda J. Gillum from Stewart Building Group, LLC by Warranty Deed dated July 7, 2014 and recorded on July 8, 2014 in Instrument No. 20140708-0059893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2620 Tiffany Dr., 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, her 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 Grantee, her 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 our hands this 6th day of June, 2025.

Stephen B. Gillum

Amanda J. Gillum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Stephen B. Gillum and wife, Amanda J. Gillum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2025.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Certificate of Authenticity

I, Ryan Lux, 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 **June 6, 2025**.

Date

Affiant Signature

**June 6, 2025**
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **6th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

