THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551050** Karen Johnson Davidson County Batch # 1287420 DEEDWARR 06/20/2025 11 05 07 AM 2 pgs Fees $13 00 Taxes $3,698 15 20250620-0048421	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $999,500 00. Affiant Subscribed and sworn to before me, this 17th day of June, 2025 Notary Public My Commission Expires. VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 09 2025

WARRANTY DEED

Address New Owner: Michael O'Handley and Bethany O'Handley, and Rogan O'Handley 704 Sills Court Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 146 07 0 002 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve E. Cavezza and Emily N. Cavezza, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael O'Handley and Bethany O'Handley, husband and wife and Rogan O'Handley, unmarried, joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of CREIGHTON MEADOWS, of record in Plat Book 2854, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Steve E. Cavezza and Emily N. Cavezza, husband and wife, by Warranty Deed from William H. Ragan, Jr , devisee of the Estate of William H. Ragan, Sr., and William Hunter Dixon and Ashley Dixon Hannah, devisees of the Estate of Lenora Ragan Smith, and Ashley Dixon Hannah as Personal Representative of the Estate of William H. Ragan, Sr. and the Estate of Lenora Ragan Smith, of record in Instrument No. 20130523-0052239 in the Register's Office of Davidson County, Tennessee, dated May 13, 2013, and recorded on May 23, 2013

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREIGHTON MEADOWS, as recorded in Plat Book 2854, Page(s) 48

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1333, Page 113 and Book 2908, Page 183.

This is improved property located at 704 Sills Court Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2025

Steve E. Cavezza

Emily N. Cavezza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve E. Cavezza and Emily N. Cavezza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2025

Notary Public
My Commission Expires: _____

