Karen Johnson Davidson County
Batch# 1293170 DEEDWARR
07/02/2025 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $2,430.53
20250702-0052476

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6233-KP

STATE OF TENNESSEE
COUNTY OF Montgomery
The actual consideration or value, whichever is greater, for this transfer is $656,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2025.

Notary Public
My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Declan Michael O'Connell and Matison Ann Beaudette 205 Springhaven Court Nashville, TN 37221	New Owner	126 16 0A 032.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Frank L. Gregori and Brendamae Gregori, husband and wife,** (individually and/or collectively, "Grantor"), transfer and convey unto **Declan Michael O'Connell, a single man, and Matison Ann Beaudette, a single woman, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), 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. 32 on the Plan of RIVERWALK, PHASE 1A, SECTION 1 AND PHASE 1B, SECTION 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank L. Gregori and Brendamae Gregori, husband and wife, by Warranty Deed from Michael Kormos and wife, Virginia A. Kormos, of record in Instrument No. 20130814-0085327, in the Register's Office of Davidson County, Tennessee, dated August 12, 2013, and recorded on August 14, 2013.

This Instrument executed on behalf of Brenda Mae Gregori and Frank L. Gregori ("Principal") by Frank Gregori pursuant to the Power of Attorney of record in Instrument Number 202507020052475, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **205 Springhaven Court, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2025.

GRANTORS:

Brenda Mae Gregori by Frank Gregori, her Attorney-in-Fact.

Brenda Mae Gregori by Frank Gregori, her Attorney-In-Fact

Frank L. Gregori

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank L. Gregori, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2025.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Gregori the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Brenda Mae Gregory ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of June, 2025.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

EXHIBIT "A"
TO Warranty Deed
From: Brenda Mae Gregori and Frank L. Gregori
To: Declan Michael O'Connell and Matison Ann Beaudette

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Frank L Gregori
Affiant

WITNESS my hand and seal at office this 30th day of June, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/25.

Affiant Signature – Joshua A. Terry

7/2/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/2/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27