Karen Johnson Davidson County
Batch# 1295755 DEEDWARR
07/10/2025 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250710-0054349

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

JM-C-25-801

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Conor Lynch	**Same As New Owner**	
(NAME) **801 Oneida Ave**	(NAME)	**071-12-0-188.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **VERMILLION PROPERTY & DESIGN, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONOR LYNCH, AN UNMARRIED 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 Lot Number 88 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County, Tennessee.

Said Lot Number 88 fronts 60 feet , more or less, on the Northerly side of Oneida avenue and runs back between line 173.8 feet, more or less, on the Westwardly line and 173.1 feet, more or less, on the Easterly line to a dead Line, measuring 60 feet, more or less, thereon.

Being the same property conveyed to Vermillion Property & Design, a Tennessee general partnership by Quit Claim Deed from Vermillion Property & Design, a Tennessee general partnership of record in Instrument No. 20220531-0062377 Register's Office for Davidson County, Tennessee, dated September 03, 2021 and recorded on May 31, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1357, Page 677, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3990, Page 878, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Oneida Ave, Nashville, Tennessee 37207**.

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 3rd DAY OF JULY, 2025.

Vermillion Property & Design

BY: _____
Robert W Grace
Partner

BY: _____ 7/3/25
Janet Grace
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W GRACE, signing for VERMILLION PROPERTY & DESIGN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of VERMILLION PROPERTY & DESIGN, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of July, 2025.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET GRACE, signing for VERMILLION PROPERTY & DESIGN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of VERMILLION PROPERTY & DESIGN, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of July, 2025.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 July 3rd 2025.

Affiant Signature – Joshua A. Terry

7/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/10/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27