Karen Johnson Davidson County
Batch# 1303653 DEEDWARR
07/30/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250730-0060291

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Scott R. O'Connor and Deborah E. O'Connor	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 4229 Stammer Pl.	(NAME)	131-02-3A-011.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Erwin Velasquez Kho and Carol Tiffany So, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott R. O'Connor and Deborah E. O'Connor, husband and wife** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 11, on the plan of Stammer Park, as shown on plat of record in Instrument No. 20140226-0016530, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a complete description.

Being the same property conveyed to Erwin Velasquez Kho and Carol Tiffany So, husband and wife by Warranty Deed from Haury and Smith Contractor, Inc., a Tennessee Corporation of record in Instrument No. 20180126-0008390 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on January 26, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4229 Stammer Pl Nashville, TN 37215 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 30th day of July, 2025.

Erwin Velasquez Kho

Carol Tiffany So

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Erwin Velasquez Kho and Carol Tiffany So**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 30 2025.

Affiant Signature

7/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of July, 2025.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026