Karen Johnson Davidson County
Batch# 1307353 DEEDWARR
08/11/2025 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20250811-0063717

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2025.

Patricia L Hurst
Notary Public

MY COMMISSION EXPIRES: 2/18/29
(AFFIX SEAL)

PATRICIA L. HURST STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires 02/18/2029

W-WG-25-5110

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)
Coco O'Connor and Matthew Taylor O'Connor	NEW OWNER	
(NAME) **5110 Michigan Ave.**	(NAME)	**091-07-0-285.00**
(ADDRESS) **Nashville, TN 37209**	(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, **MARY CAROLYN ROBERTS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COCO O'CONNOR AND MATTHEW TAYLOR O'CONNOR,** 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 Located in Davidson County, Tennessee:

Being Lots No. 1017, 1019 and part of 1015, of Block No. 169, Plan No. 1 West Nashville of record in Plat Book 57, Pages 74 and 75.

Said Lots fronts 58 feet on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Carolyn Roberts, unmarried by Warranty Deed from Toni J. Rothfuss, unmarried of record in Instrument No. 20100701-0051613 Register's Office for Davidson County, Tennessee, dated June 15, 2010 and recorded on July 01, 2010 and Scrivener' s Affidavit Recorded on July 22, 2019 and Instrument No. 20190722-0071304.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20200824-0095570 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: **5110 Michigan Ave., Nashville, Tennessee 37209**.

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 1st DAY OF AUGUST, 2025.

Mary Carolyn Roberts

Matt Davis

Matt Davis, spouse of Mary Carolyn Roberts, hereby joins in this conveyance and does transfer and convey any and all marital interest Matt Davis may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CAROLYN ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 8/1/25 (date of document).

Michelle W Kendig
Affiant Signature

8/6/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6TH day of August, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

