Name and Address of New Owner:
Heather Jayne Walter
901 Elliston Street
Old Hickory, TN 37138

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25080973

Map and Parcel: 044 15 0 107.00

Karen Johnson Davidson County
Batch# 1317695 DEEDWARR
09/03/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250903-0070125

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **O'Connell Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Heather Jayne Walter, unmarried**, hereinafter called the GRANTEE, his 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. 49, on the Plan of E. I., DuPont de Nemours and Company's Subdivision aka Village of Old Hickory, Section D, of record in Book 1424, page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to O'Connell Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on July 9, 2024 in Instrument Number 20240709-0051303, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters as set forth per plat of record in Book 1424, page 65; All matters including but not limited to easements as set forth in Book 626, page 556; Right of Way Easement to Nashville Railway and Light Company of record in Book 662, page 556; All matters of Boundary Survey for Village of Old Hickory of record in Book 1424, page 69; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 901 Elliston Street, Old Hickory, TN 37138

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, his 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 15th day of August, 2025.

O'Connell Properties, LLC

BY: _____
Matthew O'Connell
Sole Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Matthew O'Connell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of O'Connell Properties, LLC and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal this 15th of August, 2025.

_____
Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 15th day of August, 2025.

_____
Notary Public
My Commission Expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/15/25 (date of document).

Affiant Signature

9/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of SEPTEMBER, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26