Name and Address of New Owner:
Andrew Jefferies and Kaitlyn Jefferies
918 South Dickerson Rd
Goodlettsville, TN 37072

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1322977 DEEDWARR
09/16/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250916-0074015

Map & Parcel No: 025-16-0-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael J. O'Hara Jr., an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Campbell Jefferies, and Kaitlyn Leigh Jefferies, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson Count, Tennessee, being Lot No. 34 on the Plan of Goodlettsville Heights, Section III of record in Plat Book 1835, page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 34 fronts 125 feet on the East side of Dickerson Road (U.S. 41-E), and runs back 247.9 feet on the North line and 201.7 feet on the South line, and shows 133.8 feet on the rear line.

Being the same property conveyed to Michael J. O'Hara Jr., an unmarried man by Warranty Deed dated May 21, 2021 from Stephen Ray Deese and Brittney Deese, husband and wife, recorded May 25, 2021 in Instrument No. 20210525-0071014 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of September, 2025.

Michael J. O'Hara Jr (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2025, before me personally appeared Michael J. O'Hara Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2025.

M. Armor
Notary Signature
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Montgomery

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JMoore
(Affiant)

Sworn to and subscribed before me this 16th day of September, 2025.

Notary Public
My commission expires: 3-18-26
File No. 2025-8255-MA

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 September 16, 2025.

Elizabeth Levsen

Date: September 16, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this September 16, 2025.

Notary Public
My Commission Expires: 7/25/26

