Karen Johnson
Batch # 1323343
09/17/2025 10:17:03 AM
Fees: $13.00 Taxes: $7,770.00

Davidson County
DEEDWARR
2 pgs

20250917-0074166

# Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00

Affiant

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

Notary Public

My commission expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Brian C. Delaney<br>and Meghan Delaney | NEW OWNER | 115-12-0-063.00 |
| 510 West Meade Drive | | |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PASCHAL M. O'DWYER AND WIFE, TRACIE O'DWYER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN C. DELANEY AND MEGHAN DELANEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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. 165 on the plan of West Meade Farms, Inc., Section "G" as of record in Book 1835, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 140 feet on the Easterly side of West Meade Drive and runs back 287.5 feet on the Northerly line and 325.7 feet on the Southerly line to a dead line in the rear measuring 142.5 feet thereon.

Being the same property conveyed to Paschal M. O'Dwyer and wife, Tracie O'Dwyer by Warranty Deed from James J. Sanders, a single person AKA James J. Sanders III of record at Instrument No. 20110223-0015004, Register's Office for Davidson County, Tennessee, dated February 23, 2011 and recorded on February 23, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 510 West Meade Drive, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2025.

**Paschal M. O'Dwyer**

**Tracie O'Dwyer**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paschal M. O'Dwyer and Tracie O'Dwyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

3-3-26

