Karen Johnson Davidson County
Batch# 1324796 DEEDWARR
09/22/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,576.90
20250922-0075647

WARRANTY DEED

File No.: 2025-0042

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,237,000.00.

Affiant

Subscribed and sworn to before me on September 18, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-9-27

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Brian James O'Grady and Kristin Poole O'Grady 3703A Lealand Lane Nashville, TN 37204	Rocket Mortgage LLC 1050 Woodward Ave Detriot MI 48226	118-13-1K-001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PATRICE M. WEISS, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRIAN ~~JAMES~~ O'GRADY AND KRISTIN O'GRADY, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan for Homes at 3703 Lealand Lane, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3703 Lealand Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200420-0041085, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PATRICE M. WEISS, by Warranty Deed from PHILIPPE MYERS, AN UNMARRIED MAN, of record in Instrument No. 20230411-0026246, dated March 30, 2023, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor or the Grantor's dependent(s), was never a marital residence and is not subject to any marital interests therein.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3703A Lealand Lane, Nashville, TN 37204.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 on September 18, 2025.

Grantor:

Patrice M. Weiss, by Lisa Davis, her attorney-in-fact

Patrice M. Weiss, by Lisa Davis,
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lisa Davis, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Patrice M. Weiss, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Patrice M. Weiss, the within named bargainor, by the said Lisa Davis, as such Attorney-in-Fact.

Witness my hand, at office, this 18th day of September, 2025.



Hillary Torrence
Notary Public

My Commission expires: 12/17/2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **9-22-2025**.

Affiant Signature — Date: **9-22-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9-22-2025**.

Notary's Signature

My Commission Expires: 9-21-30

Notary's Seal

