WARRANTY DEED

Karen Johnson Davidson County
Batch# 1342060 DEEDWARR
11/04/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,773.15
20251104-0087969

2025-09-3400

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4 day of November, 2025.

(Affix Seal) Notary Public

My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Edward O'Brien and Meredith Elizabeth O'Brien 920 South Lane Court Brentwood, TN 37027	Gold Star Mortgage 2350 Green Road Ste 100B Ann Arbor, MI 48105	Map/Parcel 171-08-0A-051.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anna Ruth Jones, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John Edward O'Brien and Meredith Elizabeth O'Brien, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 51 on the Plan of Plat of Cottonport Plantation, Phase III of record in Plat Book 6900, Page 951, 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 Anna Ruth Jones, unmarried woman by Warranty Deed from Carolyn Miller, a single woman of record in Instrument No. 20211004-0132692 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 4, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 are a lien and payable, and subsequent years, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 920 South Lane Court, Brentwood, TN 37027.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the _____ day November, 2025.

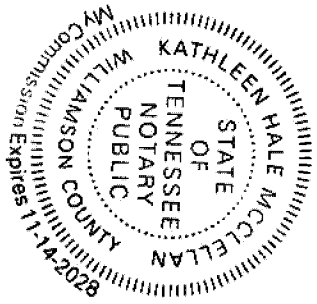
Anna Ruth Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of November, 2025, before me personally appeared Anna Ruth Jones, 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 3 day of November, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 11/3/25.

Affiant Signature – Joshua A. Terry

11/4/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 11/4/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27