Karen Johnson Davidson County
Batch # 1378689 DEEDWARR
02/10/2026 11:28:49 AM 4 pgs
Fees: $23.00 Taxes: $1,868.50
20260210-0010086

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-72

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of February, 2026

Notary Public

Commission Expires: 1-22-29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura Carrier 3033 Woodlawn Drive Nashville, TN 37215	Send Owner	117-02-0D-012.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Edgar P. O'Neill and Wendy O'Neill, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Carrier, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Unit No. 12 on the Plan of Clairmont Condominiums of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description thereof, a Horizontal Property Regime established by Master Deed of record in Book 7096, Page 940, as amended in Book 7108, Page 98, as restated in Book 8263, Page 703 and any other amendments thereof of record in the Register's Office for said County.

Being the same property conveyed to Joe L. Powers, married by Warranty Deed from Elizabeth Ann Knotts and Husband, Donald R. Knotts, Sr. of record in Instrument No. 20150720-0070416 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 20, 2015.

Being the same property conveyed to Howard Todd Burwell, III by Quitclaim Deed from Joe L. Powers of record in Instrument No. 20230331-0023371 Register's Office for Davidson County, Tennessee, dated March 28, 2023 and recorded on March 31, 2023.

Being the same property conveyed to Edgar P. O'Neill and Wendy O'Neill, husband and wife by Warranty Deed from Howard Todd Burwell, III, a married man of record in Instrument No. 20240305-0015397 Register's Office for Davidson County, Tennessee, dated March 01, 2024 and recorded on March 05, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3033 Woodlawn Drive, Nashville, TN 37215

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 we so covenant with the said GRANTEES 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 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.

Dated this the 2nd day of February, 2026.

Edgar O'Neill

Edgar P. O'Neill

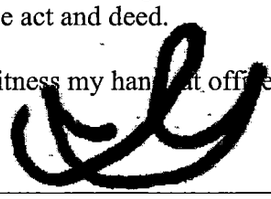
Wendy O'Neill

Wendy O'Neill

STATE OF New York
COUNTY OF Clinton

On this 3rd day of February, 2026, before me personally appeared Edgar P O'Neill, 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 and office, this 3rd day of February, 2026.



Notary Signature
My commission expires: 10/25/2027

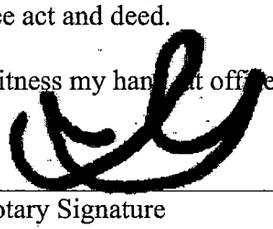
Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

On this 3rd day of February, 2026, before me personally appeared Wendy O'Neill, 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 and office, this 3rd day of February, 2026.



Notary Signature
My commission expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Logan Bell, 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 2-5-2026 (date of document).

Affiant Signature

Date 2-9-2026

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of Feb, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY