Prepared by:
Record and Return To:
Chapman and Rosenthal Title, LLC
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454265

Karen Johnson
Batch # 1421983
05/19/2026 10:49:56 AM
Fees: $13.00 Taxes: $2,072.74

Davidson County
DEEDWARR
2 pgs

20260519-0044768

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $560,200.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristin N. Reed and Morgan R. Duckworth 417 Moss Creek Court Nashville TN 37221	New Owner	Tax Parcel ID No. 142 07 0B 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy F. O'Hara, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin N. Reed, unmarried, and Morgan R. Duckworth, unmarried, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the REVISED FINAL PLAT MOSS CREEK PLANTATION, of record in Plat Book 6900, Page 608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. O'Hara and wife, Nancy F. O'Hara, by Warranty Deed from Jeffrey D. Vick and wife, Mylinda J. Vick, of record in Instrument No. 20031021-0155647, in the Register's Office of Davidson County, Tennessee, dated October 15, 2003, and recorded on October 21, 2003. The said Michael D. O'Hara died on October 10, 2024, leaving Nancy F. O'Hara as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAT MOSS CREEK PLANTATION, as recorded in Plat Book 6900, Page(s) 608 which revises the Plat Book 6900, Page 455.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D BOUNDARY PLAT BELLE ESTATES, as recorded in Plat Book 6900, Page 428.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7369, Page 413.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6519, Page 458, as amended in Book 6529, Page 560, Book 7037, Page 683, Book 7470, Page 130 and Book 7550, Page 809.

This is improved property located at 417 Moss Creek Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2026.

Nancy F. O'Hara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy F. O'Hara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2026.

Notary Public
My Commission Expires: _____

