Karen Johnson Davidson County
Batch# 1423550 DEEDWARR
05/21/2026 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260521-0046510

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $570,000.00. Stephanie Woodall Affiant Subscribed and sworn to before me, this May 20, 2026. Notary Public My commission expires: 6-8-27
(Notary Stamp)	LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RM-26-7324

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John J. O'Hara Jr Maureen S. O'Hara	Same as New Owner's	126-16-0A-584-00
7324 Riverfront Dr		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Andrew Nunley and Kristen Elizabeth Nunley, Husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

John J. O'Hara Jr. and wife, Maureen S. O'Hara

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Final Plat of Riverwalk, Phase 4B, as of record in Plat at Instrument No. 20060907-0110507, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kristen Nunley and Andrew Nunley, wife and husband by Warranty Deed from Harold L. Daniels and wife, Kimberly W. Daniels of record in Instrument No. 20211215-0165614 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 15, 2021.

This is [X] improved [ ] unimproved property known as 7324 Riverfront Dr, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that they is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 20th day of May, 2026.

Andrew Nunley

Kristen Elizabeth Nunley

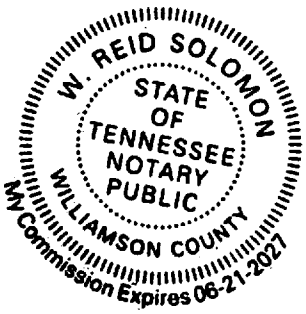
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew Nunley and Kristen Elizabeth Nunley, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of May, 2026.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 26-11264-7524



CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 05/20/2026.

Date

Stephanie Woodall

Affiant Signature

05/20/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of May, 2026.

Notary's Signature

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 6-8-27

Date

Notary's Seal (if on paper)