Karen Johnson Davidson County
Batch# 1441855 DEEDWARR
07/02/2026 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260702-0059968

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611269

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,200,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1st day of July, 2026.

Notary Public
My Commission Expires:

ALEJANDRA HOLY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2026

WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 2026, among:

DAN G. HODGES, JR. AND SUSAN J. HODGES, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BENJAMIN J. O'NEILL AND EMILY O'NEILL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the South 47 1/2 feet of Lot No. 119 on the Plan of Spurr's Subdivision of the Boyd Amend Tract of record in Plat Book 21, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 119 fronts 47 1/2 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet to an alley.

Being the same property conveyed to Dan G. Hodges, Jr. and Susan J. Hodges, husband and wife by deed from Marshall M. Hall and wife, Julie Hall, dated June 15, 2016, of record in Instrument No. 20160617-0061648, Register's Office for Davidson County, Tennessee.

Being also known as 1025 Villa Place, Nashville, TN 37212.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dan G. Hodges, Jr.

Susan J. Hodges

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Dan G. Hodges, Jr. and Susan J. Hodges**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2026.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Benjamin J. O'Neill and Emily O'Neill
Address: 1025 Villa Place
City, State, Zip: Nashville, TN 37212

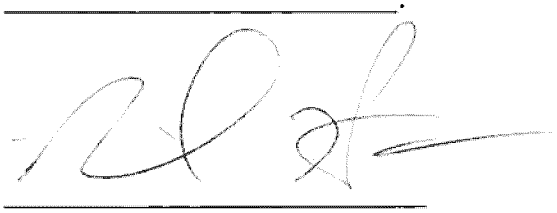
Responsible Party For Taxes:

Name: First American Mortgage Solutions
Address: 1795 International Way
City, State, Zip: Idaho Falls, ID 83402

Tax ID: 105-01-0-114.00

Certificate of Authenticity

I, Nick Harris, 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 7/1/26.



Affiant Signature

7/1/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of June, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

