Karen Johnson Davidson County
Batch# 1467808 DEEDWARR
09/03/2026 11:33:30 AM 4 pgs
Fees: $23.00 Taxes: $3,071.00
20260903-0081801

ADDRESS NEW OWNER: James Netterville
Mitzie Netterville
4422 Granny White Pike
Nashville, TN 37204

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 131-08-0E-001.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, George O'Connor, III and Cynthia Dale Nutgrass Lauen, Co-Executors of the "Estate of GEORGE E. O'CONNOR, JR." (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Christopher Lee Netterville, a single person, and James Lee Netterville and Mitzie Lambert Netterville, a married couple, as joint tenants with right of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Glendower of record in Plat Book 6250, Page 927, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 158.33 feet on the easterly margin of Granny White Pike and extends back 168.00 feet on the northerly line and 167.20 feet on the southerly line to a dead line in the rear, measuring 142.00 feet thereon.

Being the same property conveyed to George E. O'Connor and spouse, Margaret P. O'Connor by Warranty Deed from William Alan Gibson and spouse, Sandra P. Gibson of record in Book 10633, page 596, dated October 1, 1997 and recorded October 3, 1997, Register's Office for Davidson County, Tennessee. Margaret P. O'Connor died testate on September 25, 2021 leaving George E. O'Connor as the surviving tenant by the entirety. George E. O'Connor died testate on March 14, 2024 leaving said property to be administered as a part of his estate as set forth in the Last Will and Testament of George E. O'Connor, Jr., under Docket No. 24P615, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). George E. O'Connor, III and Cynthia Dale Nutgrass Lauen were appointed as the Personal Representatives under the Last Will and Testament of George E. O'Connor, Jr., and under an Order both filed under Docket No. 24P615 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

George E. O'Connor was one and the same person as Georga E. O'Connor, Jr.

Margaret P. O'Connor was one and the same person as Margaret O'Connor.

This is property with a common address of 4422 Granny White Pike, Nashville, TN 37204.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 6250, Page 927, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions ("DCCR") for Glendower, a Planned Unit Development, of record in Book 6661, Page 663; as amended in Book 6865, Page 736; and in Book 8205, Page 214, said Register's Office.The said DCCR, Section 9, as amended in Book 8205, Page 214, said Register's Office, states in part the follwing: "Notwithstanding anything to the contrary contained herein, the owner of Lot 1 and the owner of Lot 9 (both as shown on the Plat) shall not be responsible for the payment of any common expenses."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF VIA AUDIO-VISUAL COMMUNICATION, the Grantors have caused this Deed to be executed this 25th day of August 2026.

George O'Connor III, Co-Executor
George O'Connor, III, Co-Executor of the "Estate of GEORGE E. O'CONNOR, JR."

Cynthia Dale Nutgrass Lauen, Co-Executor
Cynthia Dale Nutgrass Lauen, Co-Executor of the "Estate of GEORGE E. O'CONNOR, JR."
AKA Cynthia N Lauen

STATE OF Texas

COUNTY OF Harris

Personally appeared before me via audio-visual communication, the undersigned authority, a Notary Public in and for said County and State, the within named **George O'Connor, III, Co-Executor of the "Estate of GEORGE E. O'CONNOR, JR."**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal via audio-visual communication at office this 25th day of August 2026.

Chantel Winfree
Notary Public State of Texas
My Commission Expires: 11/17/2028

CHANTEL WINFREE
Notary ID #132786305
My Commission Expires
November 17, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

STATE OF Texas

COUNTY OF Harris

Personally appeared before me via audio-visual communication, the undersigned authority, a Notary Public in and for said County and State, the within named **Cynthia Dale Nutgrass Lauen, Co-Executor of the "Estate of GEORGE E. O'CONNOR, JR."** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed. AKA Cynthia N Lauen

Witness my hand and official seal via audio-visual communication at office this 25th day of August 2026.

Chantel Winfree
Notary Public State of Texas
My Commission Expires: 11/17/2028

CHANTEL WINFREE
Notary ID #132786305
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NotaryCam Doc ID: ff1d03eb-65d7-460d-aa14-d8269ac5888d
202609030081801

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $830,000.00.

Affiant

Subscribed and sworn before me this 26th day of August 2026.

Notary Public
My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

File No. 2603-021

True Copy Certification

I, **Jodi Jackson,** 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 this the 25th day of August, 2026.

Affiant Signature
Date 8/26/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26th day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027