Karen Johnson Davidson County
Batch# 1474854 DEEDWARR
09/18/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260918-0087013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/15/27

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11814

Address of New Owner:	Send Tax Bills to:	Tax Information:
Derek Ogletree 204 Thompson Park Drive Nashville, TN 37211	New Owner	119-10-0B-032.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy O'Brien and Diana O'Brien, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Derek Ogletree, unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489, and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration

Being the same property conveyed to Timothy O'Brien and Diana O'Brien, husband and wife by Warranty Deed from 100 Thompson, LLC, a Tennessee limited liability company of record in Instrument No. 20190531-0051951 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on May 31, 2019.

Map/Parcel 119-10-0B-032.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **204 Thompson Park Drive, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 16 day of September, 2026

Timothy O'Brien

Diana O'Brien

STATE OF Illinois

COUNTY OF cook

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Timothy O'Brien and Diana O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Park Ridge (CITY), Illinois (STATE), this 16 day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 09/08/2029

Official Seal
JEREMY SCOTT FRIEDMAN
Notary Public, State of Illinois
Commission No. 1016707
My Commission Expires September 8, 2029

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 16th day of September, 2026.

Blake Harris Reynolds
Date: 9/17/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of September, 2026.

Notary Public
My Commission Expires: 8/15/27

