Karen Johnson Davidson County
Batch# 1478192 DEEDWARR
09/28/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,633.77
20260928-0089454

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955675**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $982,099.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2026. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: John Laurence O'Neill and Mary Blakely Jones 1019 Caldwell Avenue Nashville TN 37204	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 105 09 3B 001.00

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, **Douglas Cousins Sellers Jr. and Casey Black Sellers, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John Laurence O'Neill and Mary Blakely Jones, husband and wife**, ("Grantees"), their 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 Unit A on the Plan of 1019 CALDWELL TOWNHOMES, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053444 to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas Cousins Sellers, Jr. and Casey Black Sellers, husband and wife, by Quitclaim Deed from Douglas C. Sellers, Jr., and Casey Elizabeth Black, N/K/A Casey Black Sellers, joint tenants with rights of survivorship, of record in Instrument No. 20241106-0086168, in the Register's Office of Davidson County, Tennessee, dated October 31, 2024 and recorded on November 6, 2024.

Being the same property conveyed to Douglas C. Sellers, Jr., and Casey Elizabeth Black, joint tenants with rights of survivorship, by Warranty Deed from Gloria Choi and Alejandro Molnar, wife and husband, of record in Instrument No. 20210923-0128034, in the Register's Office of Davidson County, Tennessee, dated September 3, 2021 and recorded on September 23, 2021.

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 G. R. HULINE PLAN OF SUBDIVISION LOTS 37 & 38, WAVERLY LAND CO. ADDITION TO NASHVILLE, TENN., as recorded in Plat Book 421, Page 163.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150608-0053444.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 5564, Page 129.

This is improved property located at 1019 Caldwell Avenue Nashville TN 37204

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 25th day of September, 2026.

Douglas Cousins Sellers Jr.

Casey Black Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Cousins Sellers Jr. and Casey Black Sellers, 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 25th day of September, 2026.

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 25, 2026.

J. Carlton Drumwright

September 25, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 25, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY