Karen Y Johnson Davidson County
Batch# 149415 DEEDWARRSP
10/05/2018 10:41:30 AM 7 pgs
Fees: $38.00 Taxes: $555.00
20181005-0099040

Commitment Number: 18348236

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER RD BLDG 2 STE 602
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
SANDRA L CONNER A SINGLE WOMAN, 203 Utley Dr, Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
018 07 0 019.00

SPECIAL WARRANTY DEED

RONNICA NEWTON KIMBRO, married, **SANDRA LEA CONNER AKA SANDRA L. CONNER**, unmarried, and **TINA ANN CONNER**, unmarried, heirs of the Estate of Brenda Conner, hereinafter grantors, whose tax-mailing address is **203 Utley Dr, Goodlettsville, TN 37072**, for $150,000.00 (One Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid, grant with covenants of limited warranty to **SANDRA L. CONNER, a single woman**, hereinafter grantee, whose tax mailing address is **203 Utley Dr, Goodlettsville, TN 37072**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: BEING Lot No. 50, on the Plan of Connell Estates, Section 1, of record in Plat Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description
Tax ID# 018 07 0 019.00
Property Address is: 203 Utley Dr, Goodlettsville, TN 37072

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20150218-0013846 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 018 07 0 019.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 9/27/18, 2018:

RONNICA NEWTON KIMBRO

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 27, 2018 by **RONNICA NEWTON KIMBRO**, who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

COMMISSION EXP DATE 11/20/2018

Executed by the undersigned on 9/27, 2018:

Tina Ann Conner

TINA ANN CONNER

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 27, 2018 by **TINA ANN CONNER** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

COMMISSION EXP DATE 11/20/2018

Executed by the undersigned on 9/27/18, 2018:

Sandra Lea Conner AKA Sandra L. Conner

SANDRA LEA CONNER AKA
SANDRA L. CONNER

STATE OF Tennessee
COUNTY OF Sumner

The foregoing instrument was acknowledged before me on September 27, 2018 by **SANDRA LEA CONNER AKA SANDRA L. CONNER** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

COMMISSION EXP DATE 11/20/2018

Maximum principal indebtedness for Tennessee recording tax purposes is 150,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 150,000.00,

Subscribed and sworn to before me

This 17th day of September, 2018

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Seal)

Affiant

Robert Norris
Print Name

Notary Public

My commission expires:

11-20-2018

Kevin Brady
Print Name

True Copy Certification

I, Cheryl L. Bowley, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Virginia

County of Henrico

Personally appeared before me, [Name of Notary] Deborah Baldwin, a notary public for this county and state, [name of person making certification] Cheryl L. Bowley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA