Karen Johnson Davidson County
Batch# 245653 DEEDWARR
06/19/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20190619-0059046

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-2-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Patrick Corcoran	New Owner	
(NAME)	(NAME)	
926 Caruthers Avenue		105130H00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We James S. Conner, a married man and Alexis S. Conner, a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sean Patrick Corcoran, a single man**, hereinafter called the GRANTEE(S), his/her/their 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 #926, as depicted on the Plat set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 926 Caruthers Avenue, of record in Instrument No. 20091130-0109498, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James S. Conner, a married person and Alexis S. Conner, a single person by Warranty Deed from Titus L. Daniels, married, dated 06/20/2017 and recorded in 06/28/2017 of record in Instrument No. 201706280065019, Register's Office for Davidson County, Tennessee.

This property is not the marital residence of James S. Conner.

Covenants, conditions, easements and restrictions recorded in Instrument No. 200904150034206; Scrivener's Affidavit recorded in Instrument No. 200911130104816 and amendment recorded in Instrument No. 200911300109498, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 926 Caruthers Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 422967
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 17th day of June, 2019.

James S. Conner

Alexis S. Conner

State of Tennessee
County of Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Conner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of June, 2019.

Notary Public:
My Commission Expires: 6/2/21

JUSTIN DUNCAN STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexis S. Conner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of June, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020

201902150014360

201906190059046