Karen Johnson Davidson County
Batch# 332397 DEEDWARR
12/19/2019 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20191219-0131021

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123789**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2019. Notary Public My Commission Expires:

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-22-2023

WARRANTY DEED

Address New Owner: Jonathan Connor and Lauren Connor 3505 Grayswood Avenue Nashville TN 37215	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue S, Suite 100 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 117 05 0 126.00

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, **Suzan H. Ilic, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Connor and Lauren Connor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 20, 21, 22 and 23, Revised Plan of The Life & Casualty Insurance Co.'s Subdivision of Woodmont Acres, as shown on plat of record in Plat Book 843, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Suzan H. Ilic, a married woman, by Quit Claim Deed from Suzan H. Ilic who acquired title as Suzan Gibbs and Christian A. Ilic Huerta, wife and husband, of record in Instrument No. 20190614-0057492, in the Register's Office of Davidson County, Tennessee, dated June 08, 2019 and recorded on June 14, 2019.

Being the same property conveyed to Susan Gibbs, by Quit Claim Deed from Christian A. Ilic Huerta, of record in Instrument No. 20160517-0048964, in the Register's Office of Davidson County, Tennessee, dated March 11, 2016 and recorded on May 17, 2016.

Christian A. Ilic Huerta joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being the same property conveyed to Suzan Gibbs and Christian A. Ilic Huerta, wife and husband, by Warranty Deed from Dean Montgomery and wife Eliza Montgomery, of record in Instrument No. 20150706-0065377, in the Register's Office of Davidson County, Tennessee, dated June 26, 2015 and recorded on July 06, 2015.

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.

County of Davidson taxes for the year 2020 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 Revised Plan of The Life & Casualty Insurance Co.'s Subdivision of Woodmont Acres, as recorded in Plat Book 843, Page(s) 102.

This is improved property located at 3505 Grayswood Avenue Nashville TN 37215

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 17th day of December, 2019.

Suzan H. Ilic

Christian A. Ilic Huerta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzan H. Ilic and Christian A. Ilic Huerta, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Deborah Rand, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

