WARRANTY DEED

Karen Johnson Davidson County
Batch# 332557 DEEDWARR
12/19/2019 03:11:50 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20191219-0131244

ALISON RODGERS 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 $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-2-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Wurz	First Community Mortgage	10401007500
(NAME) 3604 Normandy Place South	(NAME) 262 Robert Rose Dr Suite 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Murfreesboro TN 37129	
(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, I/we Jonathan J. Connor and Lauren Connor, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Emily Wurz, a single woman, 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 the Westerly 55 feet of the Easterly 110 feet of Lots Nos. 33,32 and a part of 31 on the Plan of West End Park Land Company's Subdivision, of record in Book 421, Page 152, Register's Office for Davidson County, Tennessee, and shown as Tract No. 2 on a survey made by Hickerson-Miller, Engineers Surveyors, dated June 12, 1958.

Beginning at an iron pin in the northerly margin of Normandy Place being North 81 deg. West 55 ft. as measured along said margin of said Normandy Place from a concrete monument in said margin, which monument marks the southeasterly corner of part of Lot No. 31; thence North 5 deg. 45' East 163.9 feet to an iron pin; thence North 84 deg. 45' West 55 ft.; thence South 5 deg. 45' West 160.7 feet to an iron pin in the northerly margin of Normandy Place; thence easterly along said margin of Normandy Place, 55 feet to the point of beginning.

Being the same property conveyed to Jonathan J. Connor, unmarried by Warranty Deed from Brenna Cothran, unmarried and Jasmine Ma, unmarried, as tenants in common, dated 05/19/2010 and recorded 05/20/2010, of record in Instrument 201005200038868, Register's Office for Davidson County, Tennessee.

Lauren Connor, wife of Jonathan J. Connor joins in the conveyance for the purpose of conveying any interest she may have in said property.

Jonathan J. Cooper executed this instrument on behalf of Lauren Connor pursuant to a Power of Attorney of record in Instrument no. _____, Register's Office of Davidson County, Tennessee.

File No.: 595911
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VRES-19-3604

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 ☒ 3604 Normandy Place South, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of December, 2019.

Jonathan J. Connor

Lauren Connor By Jonathan J. Connor, Attorney in fact

Lauren Connor
By: Jonathan J. Connor, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan J. Connor, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of December, 2019.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan J. Connor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Lauren Connor as her Attorney in Fact as the free act and deed of the within named Lauren Connor.

Witness my hand and Official seal this 16th day of December, 2019.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

File No.: 595911
Warranty Deed TN