This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 358841 DEEDWARR
02/14/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20200214-0017372

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 234,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of February, 2020

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Craig S. Connor and Kathleen A. Connor, Trustees of the Connor
Family Living Trust Dated June 30, 1992, as amended
1500 Hideaway Lane
Hillside, MI 49242

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 062020B13800C0

WARRANTY DEED

19NT01350

Effective the 14th day of February, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

GARY L. OBERTO, A SINGLE PERSON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CRAIG S. CONNOR AND KATHLEEN A. CONNOR, TRUSTEES OF THE CONNOR FAMILY LIVING TRUST DATED JUNE 30, 1992, AS AMENDED

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of First Amendment to Abbington Park, a Planned Unit Development, Phase One, Section Three, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gary L. O'berto, unmarried , by Warranty Deed from Beazer Homes Corp., dba Phillips Builders , dated 11/24/2004 and recorded 11/29/2004 in Book NA , page NA , as Document No. 20041129-0141370, Register's Office for Davidson County, TN .

This is an improved property commonly known as 4468 FROST ST, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 14th day of February, 2020

GARY L. OBERTO

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GARY L. OBERTO,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of February, 2020.

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 8-27-2021