Karen Johnson Davidson County
Batch# 363179 DEEDWARR
02/26/2020 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $529.10
20200226-0021294

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224841

STATE OF TENNESSEE (TN)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $143,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of February, 2020.

Notary Public
My Commission Expires: 10/2/23

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Connors and Kendra Connors 599 Thomas Jefferson Circle Madison TN 37115	New Owner	Tax Parcel ID No. 034 05 0A 080.00

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, **Ashley R. Shoemaker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Harry Connors and Kendra Connors, 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:

Land in Davidson County, Tennessee, bring Unit No. 80 on the plan of Monticello Manor, as shown by plat of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ashley R. Shoemaker, Single Woman, by Warranty Deed from David Lenz, Single Man, of record in Instrument No. 20180220-0016092, in the Register's Office of Davidson County, Tennessee, dated February 19, 2018 and recorded on February 20, 2018.

Gary Gomez, Jr. joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

This is improved property located at 599 Thomas Jefferson Circle Madison TN 37115

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 19th day of February, 2020.

02/19/2020
Ashley R. Shoemaker

2/19/2020
Gary Gomez, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley R. Shoemaker and Gary Gomez, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, **Jennifer Pennell**, 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.

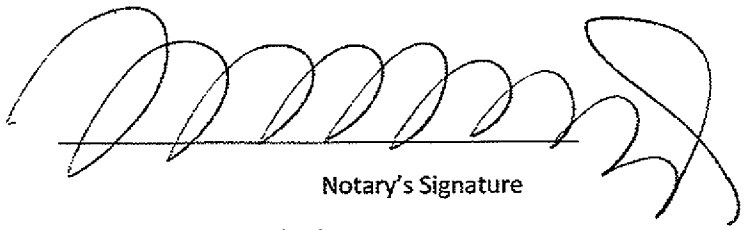


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

