This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 27th day of January , A.D., 2020 , by and between

Heather Chambers Knox, a Widow not since remarried

First Parties, and

Stephen James Connolly and
Roseann Hillis Connolly

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of --------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the Easterly one half of Lot 45 on the Plan of Belmont Land Co.'s Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said easterly one half of said lot No. 45 fronts 50 feet on the north side of Linden Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Peter John Knox and Heather Chambers Knox, husband and wife by Deed dated May 29, 2019 from David Christopher Caughman and Mary Benton Caughman, husband and wife, recorded June 3, 2019, in Instrument Number 20190603-0052418, in the Official Records of Davidson County, Tennessee. The said Peter John Knox having since died June 10, 2019, vesting property in Heather Chambers Knox as sole surviving spouse.

NEW **OWNER:**
Stephen James Connolly and Roseann Hillis Connolly
1212 Linden Avenue
Nashville, TN 37212

RESPONSIBLE TAXPAYER:
NEW OWNER

Karen Johnson Davidson County
Batch# 371913 **DEEDWARR**
03/13/2020 09:11:16 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50



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CLT # 105-13-0-07300

MR-GR-APROA336181

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Heather Chambers Knox x _____

Heather Chambers Knox

✓STATE OF Tennessee

✓COUNTY OF Davidson

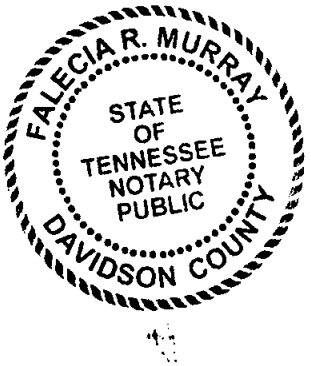
Personally appeared before me, Heather Chambers Knox, a Widow not since remarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2020.

✓ _____

Notary Public

My Commission Expires: ✓ 05/09/2023



OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 805,000.00.

Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 12 day of March, 2020.

Signature of Notary Public

Notary Seal

R L MOORE
Printed Name of Notary

Jan 8, 2024
Commission Expiration

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN