Karen Johnson Davidson County
Batch# 382345 DEEDWARR
04/07/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200407-0036518

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ20-0084

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of April, 2020

Notary Public

Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin Connolly 2825 Bronte Avenue Nashville, TN 37216	Homestead Funding Corp dba McGlone Mortgage Group, 8 Airline Drive Albany, NY 12205	072-10-0-128.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John Connolly and Lynn Connolly, Trustees of The Connolly Family Revocable Trust dated November 15, 1997

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Connolly, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 23 on the Plan of Map of Part of the Subdivision of The E. B. Rucker Land on Bronte Avenue, J. T. Dugger and E. B. Rucker and C. S. Dugger of record in Plat Book 1130, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John F. Connolly and Lynn C. Connolly, husband and wife as joint tenants by Warranty deed from William F. Forbes, Jr., and wife, Nancy G. Forbes of record in Instrument No. 20160617-0061988 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 17, 2016.

Being the same property conveyed to John Connolly and Lynn Connolly, Trustees of the Connolly Family Revocable Trust dated November 15, 1997 by Quitclaim deed from John F. Connolly and Lynn C. Connolly of record in Instrument No. 20190320-0025302 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 20, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 2825 Bronte Avenue, Nashville, TN 37216

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; and we so covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of April, 2020.

The Connolly Family Revocable Trust dated November 15, 1997

By: _____
John Connolly, Trustee

By: _____
Lynn Connolly, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **John Connolly and Lynn Connolly,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be the **Trustees** of **The Connolly Family Revocable Trust dated November 15, 1997**, the within named bargainor, a **Trust**, and that they as such **Trustees**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** by themselves as **Trustees**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 2nd day of April, 2020.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)



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

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022