WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1866LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Glenn Worf	Glenn Worf	090 12 0 223.00
628 Westboro Dr	5180 Pine Hill Rd	
Nashville, TN 37209	Nashville TN 37221	

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

ISAAC P. CONNOR AND CLEDDIE J. CONNOR, TRUSTEES, AND THEIR SUCCESSORS IN A REVOCABLE LIVING TRUST FOR THE BENEFIT OF ISAAC P. CONNOR AND CLEDDIE J. CONNOR, UNDER THE TERMS OF THE ISAAC P. CONNOR AND CLEDDIE J. CONNOR REVOCABLE LIVING TRUST DATED MAY 18, 2020

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GLENN WORF

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 628 Westboro Dr, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 421441 DEEDWARR
06/19/2020 03:22:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20200619-0065828

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), their heirs and/or 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), their heirs and/or 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..

Witness its hand on the 11th day of June, 2020.

Isaac P. Connor and Cleddie J. Connor, Trustees, and their successors in a Revocable Living Trust for the benefit of Isaac P. Connor and Cleddie J. Connor, under the terms of The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust Dated May 18, 2020

Isaac P. Connor, Trustee

Cleddie J. Connor, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Isaac P. Conner and Cleddie J Connor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustees of Isaac P. Connor and Cleddie J. Connor, Trustees, and Their Successors in a Revocable Living Trust for the Benefit of Isaac P. Connor and Cleddie J. Connor, under the Terms of the Isaac P. Connor and Cleddie J. Connor Revocable Living Trust Dated May 18, 2020, the within named barganor, a trust, and that Isaac P. Conner and Cleddie J Connor, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of June, 2020.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 3 on the Plan of Westboro, Section 5, of record in Plat Book 3300, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50.0 feet on the Easterly side of Westboro Drive and extends back between lines 192.0 feet on the Northerly line and 195.0 feet on the Southerly line to a line in the rear on which it measures 50.1 feet.

Being the same property conveyed to Isaac P. Connor and Cleddie J. Connor, Trustees, and their successors in a Revocable Living Trust for the benefit of Isaac P. Connor and Cleddie J. Connor, under the terms of The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust Dated May 18, 2020, by Quitclaim Deed from Isaac Connor and Wife, Cleddie J. Connor, of record in Instrument No. 20200527-0054372, in the Register's Office of Davidson County, Tennessee, dated May 18, 2020 and recorded on May 27,2020.

Being the same property conveyed to Isaac Connor and Wife, Cleddie J. Connor, by Warranty Deed from Sandra Jones and Beverley Jones, Heirs-at- Law of Helen B. Jones, Deceased, of record in Instrument No. 20090831-0081489, in the Register's Office of Davidson County, Tennessee, dated August 28, 2009 and recorded on August 31, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. **County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.**

2. **Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.**

3. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTBORO SECTION 05, as recorded in Plat Book 3300, Page(s) 3 and Change of Section Number recorded in Book 3309, Page 165.**

4. **Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3247, Page 333.**

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY