This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 444063 DEEDWARR
07/27/2020 10:18:41 AM 2 pgs
Fees: $13.00 Taxes: $1,542.90
20200727-0081875

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, WE, **CONNERTH CONSTRUCTION, LLC**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE EMANUEL, A SINGLE PERSON,** 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 SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 4 ON THE REPLAT OF #1 PLAT OF BINKLEY PROPERTY OF RECORD IN INSTRUMENT NO. 20170822-0085990, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CONNERTH CONSTRUCTION, LLC, BY QUITCLAIM DEED FROM JACK GRAHAM, DATED MARCH 1, 2019, OF RECORD IN INSTRUMENT NO. 20190307-0021076, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1219 OLD HICKORY BLVD., NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 21st day of July, 2020.

Connerth Construction, LLC

By: James M. Connerth, Member

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared, James M. Connerth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Connerth Construction, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Member of Connerth Construction, LLC.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of July, 2020.

J. Vanzant
NOTARY PUBLIC
My commission expires: 4/1/22

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$417,000.00.**

Lori Bruce
Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2020.

Gina Dunning
NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
Luke Emanuel
1219 Old Hickory Blvd.
Nashville, TN 37207

Send Tax Bills To:
Same as above

MAP/PARCEL: 041080/070.00