Karen Johnson Davidson County
Batch# 481709 DEEDWARR
09/24/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $592.75
20200924-0109550

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2726

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,204.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of September, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Artemis Development, LLC 1807 Cephas Street Nashville, TN 37208	CENTEJAS INVESTMENTS, LLC 200 Bartlett Drive Suite 106 El Paso, TX 79912	061-11-0-146.00

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,

Maggie Conner, as a single woman

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

Artemis Development LLC

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 the Westerly 40 feet of the Easterly 80.5 feet front and the Westerly 40.5 feet of the Easterly 83.5 feet rear of Lot No. 30, on the plan of George Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract, of record in Book 421, Page 178, Register's office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the South side of Virginia Street or Avenue and runs back between lines 243.8 feet on the Easterly line and 246.1 feet on the Westerly line to the North line of Lot No. 13 on which it measures 40.5 feet.

Being the same property conveyed to John D. Conner by Warranty deed from Clara Hollis Davis, a wiidow of record in Book 5230, page 459, Register's Office for Davidson County, Tennessee, dated December 06, 1977 and recorded on December 07, 1977. (Value or consideration shown in aforementioned deed $10,500.00.)

Being the same property conveyed to Charles B. Kretsinger and wife, Linda D. Kretsinger by Installment deed from John D. Conner, unmarried of record in Book 5846, page 479, Register's Office for Davidson County, Tennessee, dated January 16, 1981 and recorded on January 29, 1981. (Value or consideration shown in aforementioned deed $12,500.00.)

Being the same property conveyed to John D. Conner, unmarried by Quitclaim deed from Charles B. Kretsinger and wife, Linda D. Kretsinger of record in Book 6469, page 413, Register's Office for Davidson County, Tennessee, dated October 20, 1984 and recorded on January 07, 1985. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Oscar Lee Conner by Installment deed from John D. Conner, unmarried of record in Book 6469, page 415, Register's Office for Davidson County,

Tennessee, dated January 04, 1985 and recorded on January 07, 1985. (Value or consideration shown in aforementioned deed $12,500.00.)

Being the same property conveyed to Margie Conner, as a single woman by Executors Quitclaim deed from Oscar Lee Conner of record in Instrument No. 20150204-0010702 Register's Office for Davidson County, Tennessee, dated February 03, 2015 and recorded on February 04, 2015. (Value of consideration shown in aforementioned deed $1.00.) Reference is made to the Estate of Oscar Lee Conner which was probated in the Probate Court of Davidson County, Docket No. 14P-1486 on September 5, 2014. Margie Conner was named Executrix for the Estate of Oscar Lee Conner.

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: 1004 Virginia 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 22nd day of September, 2020.

Margie Conner

Margie Conner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margie Conner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 22nd day of September, 2020.

Karyn Johnson

Notary Public

My Commission Expires: April 3, 2024

(Notary Seal)

KARYN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
April 3. 2024

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.

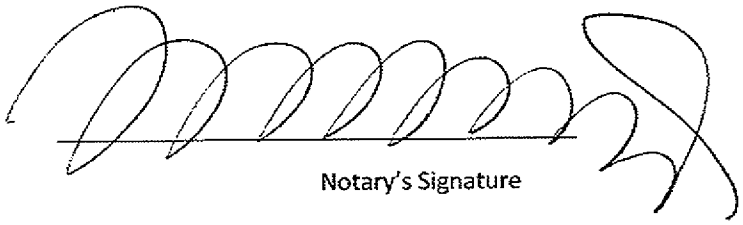


Signature

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

