Return to:
DLO/Foreman Watson Land Title
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch# 499538 DEEDWARR
10/21/2020 09:42:48 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50

20201021-0122417

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 831162 6069-003791 Sandra Ryan	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 795,000.00 B Manning Affiant Subscribed and sworn to before me, this the 19th day of October, 2020. Katie Lee Rice Notary Public My commission expires: 6/14/21 (Affix Seal) KATIE LEE RICE NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: John Sylvester and Jenny Zhao	NAME: new owner
STREET ADDRESS: 1491 B Woodmont Blvd	STREET ADDRESS: Nashville TN 37215
MAP & PARCEL NO.: 117-12-0P-002.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Connolly and Molly Connolly, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

John Sylvester and Jenny Zhao, tenants in common, with right of survivor,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1491 B. Woodmont Blvd., Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 16th day of April, 2020.

x _____
Matthew Connolly

x _____
Molly Connolly

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Matthew Connolly, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 16th day of April, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

State of Tennessee }
County of williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Molly Connolly, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 16th day of April, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

Exhibit A

Land in Davidson County, Tennessee, being Unit B of 1491 Woodmont Boulevard, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1491 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150602-0050955, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1491 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150602-0050955 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew Connolly and Molly Connolly, husband and wife by Warranty deed from John Howard, married of record in Instrument No. 20170830-0089120 Register's Office for Davidson County, Tennessee, dated August 28, 2017 and recorded on August 30, 2017.

(Value of consideration shown in aforementioned deed $658,000.00.)