Karen Johnson Davidson County
Batch# 508864 DEEDWARR
11/04/2020 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20201104-0129269

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$625,000.00~~ $2 Affiant Subscribed and sworn to before me, this the 30th day of October, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John-David Thomas	Pinnacle Bank	104-12-0-185.00
510 Fairfax Avenue	150 3rd Avenue South, Suite 1000	
Nashville, TN 37212	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER CONNERTH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN-DAVID THOMAS, MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly portion of Lot 50 on the Christopher and Kirkman Addition of Belmont Park as of record in Book 421, page 154, and described according to a disposition survey of Clarke and Rapunano Inc., dated November 20, 1974, as follows:

Beginning at an iron pin in the easterly margin of 19th Avenue South; thence with the margin of the same North 6 degrees 57 minutes 35 minutes East, 45.12 feet to an iron pin at the beginning of a curve to the right having a radius of 46.5 feet a distance of 17.85 feet to an iron pin in the southerly margin of Alley No. 918; thence with the margin of said alley South 82 degrees 01 minutes 25 seconds East 132.02 feet to an iron pin at the beginning of a curve to the right having a radius of 10 feet a distance of 15.54 feet to an iron pin in the westerly margin of Alley No. 920; thence with the margin of said alley South 7 degrees 01 minutes 07 seconds West, 38.58 feet to an iron pin; thence leaving said margin North 82 degrees 01 minutes 25 seconds West, 159.30 feet to the point of beginning.

Being the same property conveyed to Bacon and Baker Properties, a partnership composed of Billy Joe Bacon, Jr. and Stephen C. Baker, by Warranty Deed from Peggy Faye Vinson, an unmarried person, of record in Book 5444, Page 458, Register's Office for Davidson County, Tennessee, dated June 01, 1979 and recorded on June 04, 1979.

Being the same property conveyed to Peter Connerth, an unmarried man by General Warranty deed from Bacon and Baker Properties, a Tennessee general Partnership composed by Billy Joe Bacon, Jr. and stephen C. Baker of record in Instrument No. 20200819-0093510 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 19, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1906 19th Avenue South, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of October, 2020.

Peter Connerth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Connerth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2020.

Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

