Karen Johnson Davidson County
Batch# 587493 DEEDWARR
03/09/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210309-0030549

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Joslyn Dollar
Affiant

Subscribed and sworn to before me, this 5 day of March, 2021.

Notary Pubitc

My commission expires: 11-07-2021

JOSHUA S. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katelyn Nicole Conner	SAME	161-13-0-004.00
5713 Brentwood Meadows Cir		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joslyn Dollar, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Katelyn Nicole Conner, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29-A on the Plan of Zone Lot Division, Lot 29, Section Two, Brentwood Meadows of record in Plat Book 5200, Page 782, as amended in Book 6250, Page 681, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joslyn Dollar, single, by Warranty deed from Johnny Ellis of record in Instrument No. 20171109-0115802 Register's Office for Davidson County, Tennessee.

This is improved property known as **5713 Brentwood Meadows Cir, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of March, 2021.

Joslyn Dollar

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joslyn Dollar, the bargainor(s), 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 5th day of March, 2021.

Notary Public
My Commission Expires: 11-07-2021

JOSHUA S. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Lenders Title Company File No. 20-000300-528

SP 11/2015

True Copy Certification

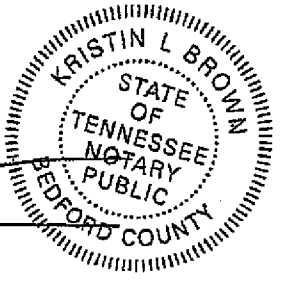
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23