RETU
BANKERS TITLE
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 651439 DEEDWARR
06/08/2021 10:32:33 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20210608-0076584

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $670,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2021.

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 1-8-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Frank, Trustee P O. Box 340020 Nashville, TN 37203-0020	New Owner	Tax Parcel ID No. 083 06 0V 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trevor L. McConnell and Kirk A. McConnell and Miriam McConnell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Frank, Trustee of The Rimshot Trust under Agreement dated May 5, 2021**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Truett and N. 20th Residences, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180329-0029733, and Amended in Instrument No. 20180620-0059652, Instrument No. 20180713-0068429 and Instrument No. 20180719-0070610, Register's Office for said County, 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, the Plat filed as Exhibit "C" to said Declaration, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Trevor L. McConnell, an unmarried woman, and Kirk A. McConnell and Miriam McConnell, husband and wife, by Quitclaim Deed from Trevor L. McConnell, of record in Instrument No. 20200220-0018887, in the Register's Office of Davidson County, Tennessee, dated January 21, 2020 and recorded on February 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Truett Place, as recorded in Plat Book 2330, Page(s) 138.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180329-0029733, as being amended in Instrument No. 20180620-0059652, Instrument No. 20180713-0068429 and Instrument No. 20180719-0070610.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20190731-0075381.

This is improved property located at 551 N 20th Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2021.

Trevor L. McConnell

Kirk A. McConnell

Miriam McConnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trevor L. McConnell, and Kirk A. McConnell and Miriam McConnell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2021.

Notary Public
My Commission Expires: 5/7/2024

