WARRANTY DEED

Karen Johnson Davidson County
Batch# 668012 **DEEDWARR**
06/29/2021 03:13:25 PM 2 pgs
Fees: $13.00 Taxes: $1,965.63

20210629-0088314

CHRISTY W. IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,250.00

Leigh Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of June 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Simmons	Central Trust Bank	091-02-4L-002-00
(NAME)	(NAME)	
6118B Morrow Road	111 E. Miller Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jefferson City, MO 65101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Jordon Caralisa Connell, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Simmons and Sarah Simmons, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Home at 6118 Morrow Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170413-0036177 and being shown on Plat attached thereto as Exhibit "A", 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 Jordon Caralisa Connell, an unmarried woman by Warranty Deed from Darrell Keith Hill, dated 08/10/2018 and recorded 08/15/2018, of record in Instrument 201808150080991, Register's Office for Davidson County, Tennessee.

The correct name of the seller is Jordan Caralisa Connell. Jordan was erroneously misspelled in the prior deed.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6118B Morrow Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1281030
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25 dayof June 2021.

Jordan Caralisa Connell, by Blake Harris Reynolds, her Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Blake Harris Reynolds with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, the Attorney-in-Fact for Jordan Caralisa Connell (herein called the "Maker"), and is authorized by the Maker to execute this instrument as the free act and deed of the Maker on this 25th day of June, 2021.

Notary Public:
My Commission Expires: 7/4/2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027