WARRANTY DEED

Karen Johnson Davidson County
Batch# 670932 DEEDWARR
07/06/2021 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210706-0090392

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 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
Patrick D. Witherington	NEW OWNER	098 01 0 081.00
(NAME)	(NAME)	
273 Cumberland Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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/we **Bonnie F. Connell, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patrick D. Witherington and Kate S. Witherington, 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 Lot No. 83 on the resubdivision of Lots 74-85 of Roxborough Subdivision as of record in Book 5200, Page 238, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 85 feet on the southeasterly margin of Roxborough Drive and extends back 234.32 feet on the northerly line and 275.0 feet on the southerly line to a dead line in the rear measuring 146.34 feet thereon.

Being the same property conveyed to James E. Connell and wife, Bonnie F. Connell by Warranty Deed from Jeffrey S. Butterick and wife, Alice M. Butterick, dated 09/28/1989 and recorded 10/02/1989, of record in Book 7950, Page 663, Register's Office for Davidson County, Tennessee.

The said James E. Connell died on 06/19/2017, leaving the said Bonnie F. Connell the sole surviving tenant by the entirety.

Subject To (1) All matters shown on the plat of record in Plat Book 5200, Page 238, (2) Covenants, conditions, easements and restrictions recorded in Book 5302, Page 669, Register's Office for Davidson County, Tennessee

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 ☒ 5137 Roxborough Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of July, 2021.

Bonnie F Connell

Bonnie F. Connell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bonnie F. Connell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2021.

Notary Public:

My Commission Expires: 3-8-2025

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MARILYN C. NEWMAN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

Tracey Trumphour
Affiant
Date: 7-1-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1st day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY