NEW OWNER:
CONNOR G. SUGG
7049 BONNAVENT DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
WILSON BANK & TRUST
623 W. MAIN STREET
LEBANON, TN 37087

Map & Parcel No.: 07408020100

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1327

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 701327 **DEEDWARR**
08/19/2021 12:48:08 PM 3 pgs
Fees: $18.00 Taxes: $869.50

20210819-0112475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand and 00/100 Dollars ($235,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JONATHAN T. MARLIN, a married man,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CONNOR G. SUGG, an unmarried man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1042, on the Plan of Hermitage Hills Subdivision, Section 10, as shown on the plat of the same of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JONATHAN T. MARLIN, a married man, by Warranty Deed from CASSIE M. EZELL, an unmarried woman, dated April 14, 2021, and of record in Instrument No. 20210416-0050978, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to CASSIE M. EZELL by Quitclaim Deed from SCOTT EZELL, dated August 20, 2014, and of record in Instrument No. 20140826-0077590, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **7049 BONNAVENT DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 50, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 16th day of August, 2021.

JONATHAN T. MARLIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JONATHAN T. MARLIN**, 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.

WITNESS my hand and official seal at office this 16th day of August, 2021.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 5-18-2022

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00**.

AFFIANT

Sworn to and subscribed to before me this 16th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022