THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736493**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to ~~before me, this~~ 24th day of August, 2021. Notary Public My Commission Expires: ___

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 705490 DEEDWARR
08/26/2021 01:13:13 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210826-0115470

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Connelly 1206 Joseph Avenue Nashville TN 37207	~~New Owner~~ Fifth Third Bank 5001 Kingsley Dr Cincinnati OH 45227	Tax Parcel ID No. 071-15-0-280.00

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, **Marlee E. Goldklang, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Connelly, an unmarried man and William Connelly, a married man as joint tenants with rights of survivorship**, ("Grantee"), his 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 Lot(s) 50, as shown on the map entitled C.F. Sharpe & W.L. Horns, 2nd Subdivision of Lindsley Property N.E. Nashville, of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARLEE E. GOLDKLANG, by deed from MELANIE TRASTER, of record in Instrument No. 20181105-0109325 , dated November 1, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 071-15-0-280.00.

Matters shown on the Plan of record in Plat Book 161, page 53, said Register's Office.

This is improved property located at 1206 Joseph Avenue Nashville TN 37207

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-P-21-1206

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2021.

Marlee E. Goldklang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marlee E. Goldklang, 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 24th day of August, 2021.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES

My Commission Expires: _____