When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14231-RL-sb

Karen Johnson Davidson County
Batch# 740506 DEEDWARR
10/21/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $691.90
20211021-0141269

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$187,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2021.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lara Thompson 599 Thomas Jefferson Circle Madison, TN 37115	Lara Thompson 599 Thomas Jefferson Circle Madison, TN 37115	034 05 0A 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Christopher Harry Connors and Kendra Connors, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Lara Thompson, a single woman, hereinafter called the Grantee(s), his/her/their heirs and 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 No. 80 on the Plan of Monticello Manor, as shown by plat of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Harry Connors and Kendra Connors, husband and wife, by Warranty Deed from Ashley R. Shoemaker, married, of record in Instrument No. 20200226-0021294, in the Register's Office of Davidson County, Tennessee, dated February 19, 2020 and recorded on February 26, 2020.

Being the same property conveyed to Ashley R. Shoemaker, Single Woman, by Warranty Deed from David Lenz, Single Man, of record in Instrument No. 20180220-0016092, in the Register's Office of Davidson County, Tennessee, dated February 19, 2018 and recorded on February 20, 2018.

This is improved property located at: **599 Thomas Jefferson Circle, Madison, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 15th day of October, 2021.

GRANTOR:

Christopher Harry Connors

Kendra Connors

STATE OF ~~TENNESSEE~~ MN
COUNTY OF DAKOTA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Harry Connors and Kendra Connors, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2021.

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

Notary Public
My Commission expires: 1-31-27

Certificate of Authenticity

I, **HADLEY ROPER ,** do hereby make oath that I am the 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 Oct. 19, 2021.

Hadley Roper
Affiant Signature

10/19/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10/19/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY