Karen Johnson Davidson County
Batch# 796255 DEEDWARR
01/27/2022 11:36:11 AM 2 pgs
Fees: $13.00 Taxes: $1,483.70
20220127-0009901

WARRANTY DEED

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 08/05/2025 DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00

Jonathon Casey Conner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathon Casey Conner Madison L. Conner	New Owner	09512006700
(NAME)	(NAME)	
2628 Emery Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Reinaldo Del Valle, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathon Casey Conner and Madison L. Conner, husband and wife,** hereinafter called the GRANTEES, 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 Lot No. 29, on the Map of Meadowview Acres, as of record in Book 2133, Page 50, Register's Office for Davidson County.

Said Lot No. 29 fronts 80 feet on the north side of Emery Drive and runs back between lines 211.8 feet on the west line and 220.6 feet on the east line to the south right-of-way line of the N.C. & St. L. Railroad (abandoned), on which it measures 81.3 feet.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2628 Emery Drive, Nashville, TN 37214
(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 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. 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.

Witness my/our hands this 21st day of January, 2022.

Reinaldo Del Valle

State of Tennessee
County of Davidson

Personally appeared before me Reinaldo Del Valle, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of January, 2022.

Notary Public
My Commission Expires:

File No.: 16090

