Karen Johnson Davidson County
Batch# 833755 DEEDWARR
04/04/2022 09:31:53 AM 2 pgs
Fees: $13.00 Taxes: $2,227.40
20220404-0038446

WARRANTY DEED

2022-44

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $602,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of March, 2022.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Janice Nichols 3010 Poston Avenue Nashville, TN 37203	NEW OWNER	105.07-0-302.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **John Connolly, married and Kelly Connolly, unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Janice Nichols, a single woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows: Being the westerly 1/2 of Lot No. 19 on the Plan of Moore's Heir Subdivision, of record in Book 137, page 91, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot fronts 50 feet on the northerly side of Moore Avenue and extends back between parallel lines 148.25 feet to a rear line measuring 50 feet.

Being the same property conveyed to John Connolly, married and Kelly Connolly, unmarried, as joint tenants with right of survivorship from Jason Keith Lanier and wife, Deena Jane Lanier by Warranty Deed dated November 13, 2017 and recorded November 17, 2017 in Instrument #20171117-0118334, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 608 Moore Avenue, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 23rd day of March, 2022.

John Connolly

Kelly Connolly

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named John Connolly, the bargainor(s), 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, this 23rd day of March, 2022.

Notary Public
My Commission Expires: 6-24-2023

State of TN
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Kelly Connolly, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of March, 2022.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County