RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8335-2022

Karen Johnson Davidson County
Batch# 873555 DEEDWARR
06/17/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20220617-0069496

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2022

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward D. Conlon 950 Columbus Ave. 8 San Francisco, CA 94133	Same address as new owner	158-04-0A-028.00

FOR AND IN CONSIDERATION of the sum of TWO MILLION EIGHT HUNDRED THOUSAND AND 00/100 Dollars ($2,800,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL G. ROGERS AND WILLIAM R. STEFEK**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EDWARD D. CONLON, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Revised Section 2, Otter Wood, a Planned Unit Development, as of record in Book 6900, pages 598-602, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael G. Rogers, unmarried, and William R. Stefek, unmarried, as joint tenants with right of survivorship, from Carl A. Maltese and wife, Cheryl Zucker-Maltese, by Warranty Deed dated January 18, 2013 and recorded February 12, 2013 in Instrument #20130212-0014203, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2 Morningside, Nashville, TN 37215

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of June, 2022

GRANTOR(S)

Michael G. Rogers

William R. Stefek

STATE OF North Carolina
COUNTY OF Avery

Personally appeared before me, a Notary Public, Michael G. Rogers and William R. Stefek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of June, 2022.

ROBBIN L TRICE
North Carolina Notary Public
Avery County
Commission Expires May 26, 2027

Notary Public

Robbin L Trice
Printed Notary Name

My commission expires: 5/26/2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or 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 6/10/22 (date of document).

Jennifer L. Pennell

6/13/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of June, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026