Karen Johnson Davidson County
Batch# 912459 DEEDWARR
09/02/2022 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220902-0099446

Name and Address of New Owner:
Stephen Craig Connors and Heather Kollist Connors
400B Saint Francis Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 104010M00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas H. Freeman, Jr. and Sydnie Marie Freeman, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen Craig Connors, Jr. and Heather Kollist Connors, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B, as shown in Declaration of Covenants, Conditions and Restrictions for St. Francis Townhomes of record in Instrument Number 20130603-0055458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas H. Freeman, Jr. and Sydnie Marie Freeman, husband and wife by Warranty Deed from Laura Knight (F/K/A Laura A. Wenzel) and Patrick N. Knight, wife and husband dated June 15th 2017 and recorded June 19th 2017 of record in Instrument No. 20170619-0060950, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 400B Saint Francis Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of September, 2022.

_____(SEAL)
Thomas H. Freeman, Jr.

_____(SEAL)
Sydnie Marie Freeman

STATE OF Michigan
COUNTY OF Wash

On this 2nd day of September, 2022, before me personally appeared Thomas H. Freeman, Jr. and Sydnie Marie Freeman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2022.

_____
Notary Signature
My commission expires:

MATTHEW A. CECI
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES JUL 29, 2024
ACTING IN COUNTY OF Wash

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $675,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of September, 2022.

_____
Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-28-2025

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **September 2, 2022**.

Affiant Signature

September 2, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

2nd day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

