Karen Johnson Davidson County
Batch# 934154 DEEDWARR
10/27/2022 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $9,028.00
20221027-0116430

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $2,440,000.00 Affiant Subscribed and sworn to before me, this 27th day of October, 2022. Notary Public My Commission Expires: 1/11/2024

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: **Timothy J. Conners and Wendy S. Connors** **Connors Family Revocable Trust Dated May 7, 2007 As Amended And Restated UAD June 29, 2021** 3333 Trimble Road Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 151-10-0A-162.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARA BRIGGS AND IAIN BRIGGS, MARRIED** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TIMOTHY J. CONNERS AND WENDY S. CONNORS, TRUSTEES OF THE CONNORS FAMILY REVOCABLE TRUST DATED MAY 7, 2007 AS AMENDED AND RESTATED UAD JUNE 29, 2021,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B as shown on Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 3333 Trimble Road Cottages, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument No. 20140117-0005015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sara Briggs by Warranty Deed from 3333 B Tremble, LLC, a Tennessee limited liability company of record in Instrument No. 20150810-0079398, Register's Office for Davidson County, Tennessee, dated August 05, 2015 and recorded on August 10, 2015.

This is unimproved property commonly known as: 3333 Trimble Road, Nashville, TN 37215

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Iain Briggs joins as spouse of Sara Briggs to convey any marital interest in the subject property that they may have.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of October, 2022.

Sara Briggs
SARA BRIGGS

IAIN BRIGGS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARA BRIGGS AND IAIN BRIGGS** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of October, 2022.

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
03/03/2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kendra Hammel, 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 October, 27, 2022.

Custodian's Signature — 10/27/22 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON