Name and Address of New Owner:
Jeff Richard and Jeannie Richard
1554 Hudson Road
Madson, TN 37115

Karen Johnson Davidson County
Batch# 938628 DEEDWARR
11/07/2022 02:00:30 PM 5 pgs
Fees: $28.00 Taxes: $148.00
20221107-0119660

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 074-00-0-089.00

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, **Jacqueline Cherie Conner, Successor Trustee of The William D. and Jacqueline P. Conner Revocable Living Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeff Richard and Jeannie Richard, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in the 9th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, shown on Map No. 74, as part of Parcel No. 37 and being Tract No. 4 on the Tract Boundary Survey for Sarah Myers Conner Estate, Neely's Bend Road, dated 08/01/2011, prepared by Tommy E. Walker, R.L.S TN LIC No. 1465, P.O. Box 495, Ridgetop, TN 37152, and being more particularly described as follows, to wit:
>
> Beginning at a point (LP. [N]) On the Easterly Margin of Neely's Bend Road, Madison, Tennessee and being the Northwesterly corner of Tract No. 1 previously conveyed to Harvey T. Conner, Jr., et ux (Map No. 74, Parcel No. 55), and shown of record in Deed Book 5101, Page 682, Registers Office for Davidson County, Tennessee; thence along the Easterly margin of Neely's Bend Road, North 08 degrees 07 minutes 49 seconds West, 77.30 feet to a point (LP [N]); thence leaving the Easterly margin of Neely's Bend Road and along the common boundary of Tract Nos 4 and 3, North 71 degrees 05 minutes 54 seconds East, 1,112.03 feet to a point (LP. [N]); thence South 06 degrees 40 minutes 32 seconds East 143.50 feet to a point (LP. [N]); thence with a common boundary of Harvey T. Conner, Jr., et ux South 74 degrees 27 minutes 23 seconds West, 1097.97 feet to the point of beginning on the Easterly margin of Neely's Bend Road and

containing 2.756 acres, more or less.

Being a portion of the same property conveyed to Harvey Thomas Conner and wife, Sara Myers Conner by deed from Frank C. Tittle, Jr. and wife, Lina H. Tittle of record in Book 1194, Page 447, Register's Office for Davidson County , Tennessee, dated October 04, 1943 and recorded on October 04, 1943. (Value or consideration as shown in aforementioned deed $2,000.00.)

Harvey Thomas Conner passed away on or about April 02, 1986, leaving Sara Myers Conner, sole surviving tenant by the entirety.

Sara Myers Conner passed away on or about September 16, 2010, her Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 10P1781.

Being the same property conveyed to William D. and Jacqueline P. Conner Revocable Living Trust by Personal Representative's Deed from Harvey Thomas Conner, Jr., Personal Representative of the Estate of Sarah Myers Conner a/k/a Sarah Alice Conner, deceased, of record in Instrument No. 20111117-0090035, Register's Office for Davidson County, Tennessee, dated November 11, 2011 and recorded on November 17, 2011. (Value or consideration as shown in aforementioned deed $6,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 7th day of November, 2022.

The William D. Conner and Jacqueline P. Conner Revocable Living Trust

By: _____
Jacqueline Cherie Conner, Successor Trustee

State of Tennessee
County of Davidson

Before me, Sandy Balent of the state and county mentioned, personally appeared Jacqueline Cherie Conner, Successor Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Successor Trustee of The William D. Conner and Jacqueline P. Conner Revocable Living Trust, the within named bargainor, a Trust, and that as such Successor Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Successor Trustee.

Witness my hand, at office, this 7th day of November, 2022.

_____
Notary's Signature
My commission expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202211070119660

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of November, 2022.

Notary Public
My commission expires: 11/8/22
File No. GNT-22-2463



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11-7-22.

Affiant Signature

11-7-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of November, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON