Karen Johnson Davidson County
Batch# 946569 DEEDWARR
12/01/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $7,862.50
20221201-0125952

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
37431
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

File No. AT-22-3603

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
LRC Revocable Trust	LRC Revocable Trust	
(NAME) PO Box 22452	(NAME) PO Box 22452	117-04-0-080.00
(ADDRESS) Nashville, TN 37202	(ADDRESS) Nashville TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Connolly and Anne Connolly, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LRC Revocable Trust**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 60 feet of Lot No. 199 on the Plan of Belmont Land Company's Plan called Belmont Heights, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 199 fronts 60 feet on the westerly side of Oakland and runs back between parallel lines with the southerly margin of Sweetbrier Avenue 174 feet to an alley.

Being the same property conveyed to Kelly Connolly, an unmarried woman as to a 25% percent interest and John Connolly and wife, Anne Connolly as to a 75% interest; the interests as they relate to one another to be as tenants in common by Warranty Deed from James L. Mosby and Susan B. Mosby, husband and wife of record in Instrument No. 20120927-0087938, Register's Office for Davidson County, Tennessee, dated September 19, 2012 and recorded on September 27, 2012.

Being the same property conveyed to John Connolly and wife, Anne Connolly by Quitclaim Deed from Kelly Connolly, an unmarried woman, her Twenty-Five Percent (25%) interest, of record in Instrument No. 20180904-0087317, Register's Office for Davidson County, Tennessee, dated July 12, 2018 and recorded on September 04, 2018.

TOGETHER WITH Joint Driveway Easement as more fully described in that Joint Driveway Easement Agreement of record in Book 8067, Page 583, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 2601 Oakland Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant

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 this 30th day of November, 2022.

John Connolly

Anne Connolly

STATE OF Florida
COUNTY OF Nassau

On this 30th day of November, 2022, before me personally appeared John Connolly and Anne Connolly, 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.
Signors provide a Driver License for verification.

Witness my hand, at office, this 30th day of November, 2022.

Notary Signature Ashley Postell
My commission expires: 11/11/2024

ASHLEY POSTELL
Commission # HH 062504
Expires November 11, 2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/30/22

GEORGE E. MUDTER, JR.
Dated 11/30/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/30/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

