Karen Johnson Davidson County
Batch# 952725 DEEDWARR
12/19/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20221219-0130556

WARRANTY DEED

CONNOLLY-T22234

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF December, 2022.

Notary Public

(Affix Seal)

My Commission Expires: 10/21/24

ANGELA HYDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMMISSION EXPIRES 10/21/2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patrick Connolly and Alyssa Connolly	United Wholesale Mortgage, LLC, ISAOA	072.11-0P-001.00 CO
1606A Essex Avenue	PO Box 202028	
Nashville, TN 37216	Florence, SC 29502-2028	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **SAMUEL F. FAVATA AND JENNIFER M. FAVATA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **PATRICK CONNOLLY , A MARRIED MAN AND ALYSSA CONNOLLY, A MARRIED WOMAN, AS JOINT TENANTS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 1606 Essex Avenue Townhomes, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1606 Essex Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150223-0015163, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel F. Favata and Jennifer M. Favata, husband and wife by deed from Integrity First Ventures, LLC, a Tennessee limited liability company of record in Inst. #201605020042785, recorded on 05/02/2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1606A Essex Avenue, Nashville, Tennessee 37216 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against 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(s) this 15th day of December, 2022 :

Samuel F. Favata

Jennifer M. Favata

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named SAMUEL F. FAVATA AND JENNIFER M. FAVATA, HUSBAND AND WIFE, the bargainor(s), 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 official seal at Hendersonville, Tennessee, this 15th day of December, 2022.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 12/15/2022 (date of document).

Affiant Signature

12/16/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of December, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL