Karen Johnson Davidson County
Batch# 998305 DEEDWARR
05/01/2023 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230501-0032135

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1094-TC

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

DaNita Lane
Affiant

Subscribed and sworn to before me, this the 28th day of April, 2023.

Rachel L. Dudley
Notary Public
My Commission Expires: 04/23/2026

RACHEL L. DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John B. Connelly and Matthew Connelly 8 Belle Forrest Avenue Nashville, TN 37206	NEW OWNERS	072 14 0 338.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Byron K. Stithem and Monica L. Knight, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John B. Connelly, an unmarried man, and Matthew J. Connelly, a married man, as tenants in common with right of survivorship**, hereinafter called the Grantees, 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 Lot No. 17 on the Plan of Belle Forest No. 3, Section No. 2, of record in Plat Book 1424, Page 73, 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 Byron K. Stithem and Monica L. Knight, Husband and Wife, by Quitclaim Deed from Annette Stithem, a Single Woman, of record in Instrument No. 20200305-0025095, in the Register's Office of Davidson County, Tennessee, dated February 10, 2020 and recorded on March 05, 2020.

Being the same property conveyed to Byron Stithem, a Single Man and Annette Stithem, a Single Woman, as Tenants in Common with Right of Survivorship, by Warranty Deed from Julia G. Burns, Married, of record in Instrument No. 20170313-0024371, in the Register's Office of Davidson County, Tennessee, dated March 09, 2017 and recorded on March 13, 2017.

This is improved property located at: **8 Belle Forrest Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2023.

GRANTOR:

4/28/23

Byron K. Stithem

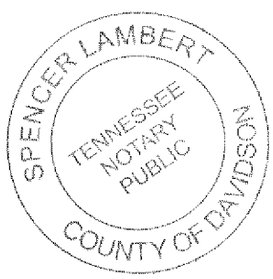
4/28/23

Monica L. Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Byron K. Stithem and Monica L. Knight, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2023.



Notary Public
My Commission expires: 11/4/24

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/28/23 (date of document).

Affiant Signature

4/28/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28th day of APRIL, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY