Karen Johnson Davidson County Batch# 1009878 DEEDWARR 06/01/2023 10:47:30 AM 3 pgs Fees: $18.00 Taxes: $2,253.30 20230601-0041303	STATE OF TENNESSEE COUNTY OF DAVIDSON 37637 The actual consideration or value, whichever is greater, for this transfer is $609,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2023. Notary Public My commission expires:
(Notary Stamp)	

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 6, 2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jenna Kravitz	First Trust Home Loans	083-07-4C-002.00-CO
2334 Oak Court	906 South Rock Street	
Nashville, TN 37206	Sheridan, AR 72150	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Donald Ryan MacConnell and Courtney MacConnell, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jenna Kravitz, a single woman

(hereinafter called the "Grantee"), hier heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 2332 Oak Court, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2332 Oak Court, as set forth in Exhibit "B" of record in Instrument No. 20190703-0065352, 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 Donald Ryan MacConnell, a single man, and Courtney Marie Storey, a single woman as tenants in common with the right of survivorship by Warranty deed from Ashley E. Bosshart, unmarried and Nicolas Buda, unmarried of record in Instrument No. 20200327-0033247 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on March 27, 2020; the said Donald Ryan MacConnell and Courtney Marie Storey, now known as Courtney MacConnell, having since married each other.

Being improved property known as **2334 Oak Court, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of May, 2023.

Donald Ryan MacConnell

Courtney MacConnell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald Ryan MacConnell and Courtney MacConnell, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of May, 2023.

Notary Public
My Commission Expires: May 7, 2025

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 23-001006-524

SP 11/2015

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/31/23 (date of document).

Affiant Signature

5/31/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of May, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY