Karen Johnson Davidson County
Batch# 1009999 DEEDWARR
06/01/2023 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,204.09
20230601-0041484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

File #23-KA-2223-D

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trisha Bandstra	Rocket Mortgage, LLC	
(NAME)	(NAME)	**081-02-2F-002.00-CO**
2223 24th Avenue N. # D	P. O. Box 6577	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1068	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAMES EDWIN CONLEY AND JORDYN KAELA MCCARLEY CONLEY, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRISHA BANDSTRA, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 4 aka Unit 2223D of 2223 B&D 24th Ave. N. Residences, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20171026-0109748, amended in Instrument No. 20190605-0053542, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to James Edwin Conley, an unmarried man by Warranty deed from The Kendrick Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191022-0108307 Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 22, 2019.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plan of record in Plat Book 332, Page 81, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20171026-0109748 and amended in Instrument No. 20190605-0053542 , Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 20171101-0111926 , in the Register's Office for Davidson County, Tennessee.
* Agreement for Shared Driveway of record in Instrument Number 20171026-0109754, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Drainage of record in Book 4070, Page 664, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2223 D 24th Avenue N, Nashville, TN 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th day of May, 2023.

James Edwin Conley

Jordyn Kaela McCarley Conley

The said Jordyn Kaela McCarley Conley joins herein to convey any and all marital interest Jordyn Kaela McCarley Conley may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2023, before me personally appeared James Edwin Conley, 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.

Witness my hand, at office, this 24th day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2023, before me personally appeared Jordyn Kaela McCarley Conley, 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.

Witness my hand, at office, this 24th day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 June 1, 2023.

Affiant
Date: 6/1/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY