Karen Johnson Davidson County
Batch# 1024573 DEEDQC
07/10/2023 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230710-0052699

NEW OWNER:

John William Connor
153 Cowan Norton Ln
Gainesboro, TN 38562

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map: 150-2
Parcel: 364

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **NONA M. CONNOR,** hereinafter called the Grantor, has quitclaimed to **JOHN WILLIAM CONNOR,** hereinafter called the Grantee, all of her interest to his heirs and/or 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. 23-B on the Plan of Zone Lot Division Lots 18, 21, 22, 23, 24 & 46, Harbor Gate Section One, Revised, of record in Book 5200, Page 712, amended in Book 6250, page 344, Register's Office for said County.

Said Lot No. 23-B fronts 55.00 feet on the southwesterly margin of Lake Terrace Drive and extends back between parallel lines 141 feet to a dead line.

Being the same property conveyed to Nona M. Connor, by Quitclaim Deed from Anne E. Connor, dated October 29, 1999, of record as Instrument 200002220017020, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 6th day of July, 2023.

Nona M. Connor

NONA M. CONNOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nona M. Connor,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 6th day of July, 2023.

Notary Public

My commission expires: 5/02/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 6th day of July, 2023.

Notary Public

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 7/6/23.

Date

Celia Stewart-Rouse

Affiant Signature

7/6/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 6th day of July, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY