Karen Johnson Davidson County
Batch# 1030431 DEEDWARR
07/25/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20230725-0057450

WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Evans		053-14-0-102.01
(NAME)	(NAME)	
155 Cumberland Drive	SAME	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 considerations, the receipt of which is hereby acknowledged, **I Tiffany Billington, administrator of the Estate of Lisa Connolly**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Evans, a married man**, hereinafter called the GRANTEE(S), his 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 the southeasterly 28 feet of Lot No. 9 and the northwesterly 36 feet of Lot No. 10 on the Map of Nawakwa Hills, as of record in Book 843, pages 36 and 37, Register's Office for said county.

Said parts of said Lots Nos. 9 and 10 adjoin and front together 64 feet on the northeasterly side of Pawnee Trail and extend back between lines, approximately 236.72 feet on the northwesterly side of said part of Lot No. 9 and approximately 241.68 feet on the southeasterly side of said part of Lot No. 10, to a dead line in the rear, measuring 64 feet thereon.
Being the same property conveyed to Robert R. Poe & wife Sara Ferguson Poe, and Bert C. Ferguson and wife Janelle Melton Ferguson by Warranty Deed from Clifton Carter, Jr., and wife, Jean Carter, dated 03/10/1965, of record in Book 3899, Page 803, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald E. Connolly and wife Lisa J. Connolly by Installment Deed from Robert R. Poe & wife Sara Ferguson Poe, and Bert C. Ferguson and wife Janelle Melton Ferguson, dated 06/05/1981, of record in Book 6265, Page 606, Register's Office for Davidson County, Tennessee.

The said Donald Connolly died intestate on 12/26/2019, leaving the said Lisa Connolly, Crystal Silvera, Tiffany Billington, and Tabitha Connolly as his/her sole heirs at law as evidenced in the Affidavit of Heirship being Recorded in Instrument No. 20210923-0128235, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Connolly by Quitclaim Deed from Crystal Silvera, dated 01/27/2022, of record in Instrument No. 20220225-0021722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Connolly by Quitclaim Deed from Tiffany Billington, dated 02/25/2022, of record in Instrument No. 20220225-0021726, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Connolly by Quitclaim Deed from Tabitha Connolly, dated 02/25/2022, of record in Instrument No. 20220225-0021727, Register's Office for Davidson County, Tennessee.

The said Lisa Connolly died intestate on 08/15/2022, leaving the said determine hairs at law of Lisa Connolly, deceased as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1415 Pawnee Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2062592
Warranty Deed TN

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of July, 2023.

Tiffany Billington, administrator of the Estate of Lisa Connolly

By: _____
Tiffany Billington, Administrator

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffany Billington, administrator of the Estate of Lisa Connolly, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of July, 2023.

_____
Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 July 6, 2023

Tracey Trumphour
Affiant
Date: 7.6.23

STATE OF TENNESSEE
COUNTY OF Wilson

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

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY