Karen Johnson Davidson County
Batch# 1071036 DEEDWARR
11/13/2023 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20231113-0088344

WARRANTY DEED

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF_____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tangible Assets, LLC	New Owner	150-02-0-364.00
(NAME) 111 Shawnee Drive	(NAME)	
(ADDRESS) Hendersonville TN 37075	(ADDRESS)	
(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/we John William Connor, a widower, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tangible Assets, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the same property conveyed to Anne E. Connor by Warranty Deed from Cecilia Caryl Phillips, married, dated 01/22/1999, of record in Book 11315, Page 771, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Norris Jenkins, Trustee by Quitclaim Deed from Anne E. Connor, dated 10/25/1999, of record in Book 11718, Page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nona M. Connor and Anne E. Connor by Quitclaim Deed from M. Norris Jenkins, Trustee, dated 10/25/1999, of record in Book 11718, Page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nona M. Connor by Quitclaim Deed from Anne E. Connor, dated 10/29/1999, of record in Instrument 20000222-0017028, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John William Connor by Quitclaim Deed from Nona M. Connor, dated 07/06/2023, of record in Instrument 20230710-0052699, Register's Office for Davidson County, Tennessee.

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 ☒ 737 Lake Terrace Drive, Nashville, TN 37217

File No.: 2179743
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 13th day of November 2023.

John William Connor

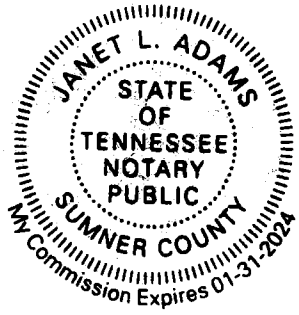
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John William Connor, 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 13th day of November, 2023.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148



202311130088344

CERTIFICATE OF AUTHENTICITY

I, Deborah Pond 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 11-13-23.

AFFIANT

DATE: 11-13-23

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 13 day of November, 2023.

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

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