WARRANTY DEED

Karen Johnson
Batch # 1095747
01/30/2024 10:04:52 AM
Fees: $13.00 Taxes: $7,122.50

Davidson County
DEEDWARR
2 pgs

20240130-0006406

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Craig Connors, Jr. and Heather Kollist Connors	Mutual of Omaha Mortgage, Inc.	
(NAME)	(NAME)	025-00-0-082.00 &
980 Hitt Lane	3131 Camino Del Rio North Suite #1100	025-00-0-083.00 & 025-00-0-084.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Fox Homes, LLC, a Tennessee Limited Liability Company and Sweat Equity, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN CRAIG CONNORS, JR. AND HEATHER KOLLIST CONNORS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being three tracts or parcels of land in Davidson County, located in Goodlettsville, Tennessee, and on Hitt Lane as described according to survey of the Fred Walker Lands by survey of Wayne S. Cooper, Sr., Surveyor, Certificate #17 dated 4-9-69 and described as follows:

TRACT I: Beginning at a point in the centerline of Hitt Lane, said beginning point being South 52° 23' West 608.97 feet and continuing South 41° 48' West 221.40 feet as measured along the centerline of Hitt Lane from the intersection of said Hitt Lane with the westerly line of property conveyed to R.B. Fox of record in Book 2594, Page 459, said Register's Office, said intersecting point being North 4° 27' East 1,868.13 feet from the southwest corner of the said R.B. Fox property; also said beginning point being the northeast corner of the property herein conveyed; thence leaving the said Hitt Lane and running in a southeasterly direction, South 21° 00' East 800.0 feet to an iron pin; thence turning and running in a southwesterly direction, South 71° 30' West 380.0 feet to an iron pin; thence turning and running in a northwesterly direction, North 17° 40' West 726.26 feet along a fence to an iron pin in the centerline of said Hitt Lane, thence running along the centerline of said Hitt Lane and running in a northeasterly direction, North 61° 24' East 255.3 feet to an iron pin in said centerline of Hitt Lane; and continuing with the centerline of said Hitt Lane in a northeasterly direction, North 52° 23' East 85.79 feet to the point of beginning, containing 6.21 acres, more or less.

TRACT II:

Beginning at a point in the centerline of Hitt lane, said beginning point being South 61° 24' West 255.3 feet and continuing South 52° 23' West 694.76 feet and South 41° 48" West 221.40 feet as measured along the centerline of Hitt Lane from the intersection of said Hitt Lane with the westerly line of property conveyed to R.B. Fox of record in Book 2594, Page 459, said Register's Office, said intersecting point being North 4° 27' East 1,868.13 feet from the southwest corner of the said R.B. Fox property; also said beginning point being the northeast corner of the property herein conveyed; thence leaving the said Hitt Lane and running in a southeasterly direction, South 17° 40' East 726.26 feet along a fence to an iron pin; thence turning and running in a southwesterly direction, South 71° 30' West 140.0 feet to an iron pin; thence turning and running in a northwesterly direction, North 17° 51' West 701.93 feet to an iron pin in the center-line of Hitt Lane; thence running along the centerline of said Hitt Lane in a northeasterly direction, North 40° 45' East 18.7 feet to an iron pin in the centerline of said Hitt Lane; thence continuing with the centerline of said Hitt Lane in a northeasterly direction, North 50° 17' East 100.0 feet to an iron pin in the centerline of said Hitt Lane; thence continuing with the centerline of said Hitt Lane in a northeasterly direction North 61° 24' East 391.3 feet to the point of beginning, containing 5.21 acres more or less.

TRACT III:

Beginning at a point in the center line of Hitt Lane, said beginning point being North 36° 46' West 42.97 feet; North 34° 00' West 100.0 feet; North 27° 24' West 100.0 feet; North 17° 07' West 100.0 feet; North 6° 23' West 100.0 feet; and North 1° 36' East 19.17 feet as measured along the center line of Hitt Lane from a spike guard in the center line of said Hitt Lane, said spike guard being the northwest corner of property conveyed to Clyde Malone of record in Book 3836, Page 496, said Register's Office; and said beginning point being the southwesterly corner of the property herein conveyed; thence leaving said Hitt Lane and running in a southeasterly direction South 70° 50' East 836.14 feet to an iron pin; thence turning and running in a northwesterly direction, North 28° 00' West 121.49 feet to an iron pin; and North 24 30' West 128.5 feet to an iron pin; thence turning and running in a northwesterly direction North 17° 51' West 701.93 feet to the center line of Hitt Lane; thence running along the center line of Hitt Lane and running in a southwesterly direction, South 40° 45' West 81.3 feet; South 29° 00' West 100.0 feet; South 21° 03' West 100.0 feet; South 12° 54' West 100.0 feet; South 1° 36' West 80.83 feet to the point of beginning, containing 5.25 acres, more or less.

Being the same property conveyed to Donald Ray Barnes, Sr, and wife, Linda P. Barnes by Deed from James E. Abernathy and wife, Bonnie W. Abernathy of record in Book 5732, page 601, Register's Office for Davidson County, Tennessee, dated April 14, 1981 and recorded on April 14, 1981.

Being the same property conveyed to Rebuilt Realty LLC a Kentucky limited liability company by Warranty Deed from Donald Ray Barnes, Sr., and wife, Linda P. Barnes, dated June 13, 2022 and recorded June 17, 2022 in Instrument No. 20220617-0069543, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sweat Equity LLC, a Tennessee limited liability company and Skyler Fox, a single man, by Warranty Deed from Rebuilt Realty, LLC a Kentucky limited liability company, of record as Instrument Number 20220623-0071742, Register's Office for Davidson County, Tennessee, dated June 13, 2022 and recorded on June 23, 2022. and Scrivener's Affidavit in Instrument No. 20230629-0049778, said Register's Office.

Being the same property conveyed to Fox Homes, LLC, a Tennessee Limited Liability Company and Sweat Equity, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Skyler Fox, a single man, of record in Book _____, Page _____, Register's Office for Sumner County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 980 Hitt Lane, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of January, 2024

FOX HOMES, LLC

BY:_____

JOSEPH WHITE, AUTHORIZED AGENT

SWEAT EQUITY, LLC

BY:_____

JOSEPH WHITE, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joseph White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Fox Homes, LLC, and that he as such Authorized Agent of Fox Homes, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Fox Homes, LLC.

Witness my hand and official seal this 29th day of January, 2024.

Commission expires: 3/3/25

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joseph White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Sweat Equity, LLC, and that he as such Authorized Agent of Sweat Equity, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Sweat Equity, LLC.

Witness my hand and official seal this 29th day of January, 2024.

Commission expires: 3/3/25

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

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Notary Public