This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2766-TC

Karen Johnson Davidson County
Batch# 1105851 DEEDWARR
02/29/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240229-0013835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2024.

Notary Public
My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Connelly and Lauren Connelly 7111 Patten Lane Nashville, TN 37221	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	142 11 0 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael James Harris and wife, Jamie Maria Harris**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Harold Connelly and Lauren Grace Connelly, husband and wife**, 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 in Davidson County, Tennessee, being Lot No. 5 on the Plan of Valley West, Section 2, as of record in Book 3600, Page 86, said Register's Office.

Said Lot No. 5 fronts 108.57 feet on the Southeast margin of Patten Lane and extends back 194.94 feet on the Northeast line and 193.19 feet on the Southwest line, to a line on the rear, which it measures 103.80 feet.

Being the same property conveyed to Michael James Harris and wife, Jamie Maria Harris, by Warranty Deed from Richard E. Monschein and wife, Joyce M. Monschein, of record in Book 9292, Page 627, in the Register's Office of Davidson County, Tennessee, dated March 24, 1994 and recorded on March 29, 1994.

This is improved property located at: **7111 Patten Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2024.

GRANTOR:

Michael James Harris

Jamie Maria Harris

STATE OF ALABAMA
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael James Harris and Jamie Maria Harris, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February, 2024.

Notary Public Misty M Steward
My Commission expires: 04/13/2026



202402290013835

True Copy Certification

I, **Pam Autry,** 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 this the 27 day of February, 2024.

Affiant Signature

Date 2/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027