WARRANTY DEED

Karen Johnson
Batch # 1108944
03/08/2024 10:18:23 AM
Fees: $13.00 Taxes: $1,031.19

Davidson County
DEEDWARR
2 pgs

20240308-0016229

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,700.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LR-KH-24-486

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
4Sight Properties LLC	**Same as New Owner**	
(NAME)	(NAME)	
5606 Glenalden Drive		**090-15-0-038-00**
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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 consideration, the receipt of which is hereby acknowledged, **PAMELA D. HICE, SUCCESSOR TRUSTEE OF THE ISAAC P. CONNOR AND CLEDDIE J. CONNOR REVOCABLE LIVING TRUST, DATED MAY 18, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **4SIGHT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 307 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Page (s) 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Isaac P. Connor and Cleddie J. Connor, Trustees, and their successor in a Revocable Living Trust for the benefit Isaac P. Connor and Cleddie J. Connor under the terms of The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust dated, May 18, 2020 by Quitclaim Deed from Isaac P. Connor and Cleddie J. Connor husband and wife, of record in Instrument No. 20200527-0054371, Register's Office for Davidson County, Tennessee, dated May 18, 2020 and recorded on May 27, 2020.

Subsequently, Isaac P. Connor having since died leaving Cleddie J. Connor as the surviving Trustee. Cleddie J. Connor having since died. Pamela D. Hice is currently serving as Trustee, pursuant to The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust, dated May 18th, 2020 and as evidenced by the Certification of Trust recorded simultaneously herewith in Instrument No. 20240308 0016228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page(s) 7 and 8, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2921, Page 412, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **486 Sunliner Drive, Nashville, Tennessee 37209-1626**.

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), their heirs and 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), 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/our hand(s) this the 29th DAY OF FEBRUARY, 2024.

Pamela D. Hice, Successor Trustee of The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust, Dated May 18, 2020

BY: Pamela D. Hice
Pamela D. Hice
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA D. HICE, SUCCESSOR TRUSTEE of PAMELA D. HICE, SUCCESSOR TRUSTEE OF THE ISAAC P. CONNOR AND CLEDDIE J. CONNOR REVOCABLE LIVING TRUST, DATED MAY 18, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of February, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212