Karen Johnson Davidson County
Batch# 1115437 DEEDWARR
03/27/2024 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $797.44
20240327-0021271

(5)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James A. Conner
5754 Stone Brook Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:

MORTGAGEE:
New Owner

MAP	**160-14-0**
GROUP	**D**
PARCEL	**028.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Joseph Conner and Warneta A. Conner, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James A. Conner**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to James Joseph Conner and Warneta A. Conner, husband and wife by deed from Katelin Avila, fka Mary K. Taylor, married to Sergio Avila of record in Instrument no. 20180622-0060471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **5754 Stone Brook Drive, Brentwood, Tennessee 37027.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the 28th day of August, 2023.

James Joseph Conner

Warneta A. Conner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Joseph Conner and Warneta A. Conner, husband and wife**, the 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August, 2023.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,523.31.

AFFIANT

Subscribed and sworn to before me on this 28th day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 6/21/2025

Exhibit "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 5754 of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, pages 376 and 377, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Brentwood Trace Condominiums, Section Two of record in Book 5818, page 915, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, right, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereto to said Master.

NC

NC

Tennessee Certification of Electronic Document

I, Karla Lotter, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 8/28/2024 (date of document).

Affiant Signature

8/28/2024

Date

State of TN

County of Williamson

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

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25