WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136086 DEEDWARR
05/16/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240516-0036461

File #24-TLC-4468-CBB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Scott Connor, Trustee of The Ryan Scott Connor Revocable Living Trust		
(NAME)	(NAME)	
4468 Frost Street	, New owner	**062 02 0B 138.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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, **CRAIG S. CONNOR AND KATHLEEN A. CONNOR, TRUSTEES OF THE CONNOR FAMILY LIVING TRUST DATED JUNE 30, 1992,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN SCOTT CONNOR, TRUSTEE OF THE RYAN SCOTT CONNOR REVOCABLE LIVING TRUST** 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. 71 on the Plan of FIRST AMENDMENT, ABBINGTON PARK, PHASE ONE - SECTION THREE, a Planned Unit Development, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Craig S. Connor and Kathleen A. Connor, Trustees of The Connor Family Living Trust Dated June 30, 1992, as amended, by Warranty Deed from Gary L. Oberto, a Single Person, of record in Instrument No. 20200214-0017372, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020, and recorded on February 14, 2020.

This conveyance is subject to:
9. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST AMENDMENT, ABBINGTON PARK, PHASE ONE - SECTION THREE, as recorded in Instrument No. 20040728-0090230.

11. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030213-0020075, as Supplementary Declaration recorded in Instrument No. 20040518-0058461 and Amendment recorded in Instrument No. 20161027-0113738 and Instrument No. 20170124-0007830.

12. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Instrument No. 20010402-0031520.

13. Easement for Grant of Transmission Line, recorded in Book 1163, Page 341.

14. Easement for Flowage, recorded in Book 2242, Page 513.

15. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030109-0004246.

16. Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4468 Frost Street, Nashville, TN 37214**.

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 15th day of May, 2024.

The Connor Family Living Trust dated June 30, 1992

By: _____
Craig S. Connor, Trustee

By: Kathleen Connor
Kathleen A. Connor, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2024, before me personally appeared Craig S. Connor and Kathleen A. Connor, Trustees of The Connor Family Living Trust dated June 30, 1992, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2024.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 15 day of May, 2024.

Affiant Signature

Date 5/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

