Karen Johnson Davidson County
Batch# 1141047 DEEDWARR
05/30/2024 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240530-0040294

WARRANTY DEED

WESLEY BLOW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02-22-26
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

File No.: ST24-040323

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ben Moss	New Owner	
(NAME)	(NAME)	
1108 Langley Place		171-03-0A-155.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICK M. CONNOLLY AND DIANE K. CONNOLLY, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEN MOSS, AN UNMARRIED MAN** 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. 83 on the Plan of Section 6A, Fredericksburg, of record in Book 7900, Page 509, and amended in Book 9700, Page 150, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Patrick M. Connolly, a 1/2 interest and spouse, Diane K. Connolly, a 1/2 interest, as tenants in common by Warranty Deed from Brian P. Findley and spouse, Christina L. Findley, dated 06/28/2007, of record in Instrument No. 20070629-0078194, as affected by Affidavit of Scrivener's Error of record in Instrument No. 20090204-0009552, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of

public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **1108 Langley Place, Brentwood, TN 37027**
(House No.) (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 our hands this the 24th day of May, 2024

Patrick M. Connolly
Patrick M. Connolly

Diane K. Connolly
Diane K. Connolly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of May, 2024, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Patrick M. Connolly and Diane K. Connolly**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 24th day of May, 2024.

Notary Public

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission expires: 5/5/2025

Certificate of Authenticity

I, Alicia Hamilton, 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

5/24/24.
Date

Affiant Signature

5/30/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of May, 2024.

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON