THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4647
Parcel ID: 092-06-0-449

Property Address:
2708 Batavia Street, Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1142713 DEEDWARR
06/04/2024 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240604-0041594

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
NEW OWNER
2708 BATAVIA ST.
NASHVILLE, TN 37208

Address of New Owner:
BRUCE CHADWICK CONNELLY JR
2708 BATAVIA ST.
NASHVILLE, TN 37208

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **DEVEN BAHADOORSINGH and CAITLIN MULLINS, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BRUCE CHADWICK CONNELLY, JR, an unmarried man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being the easterly 5 feet of Lot No. 40 and westerly 20 feet of Lot No. 41 in Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19 on the Plan of Boyd McNairy Tract, as of record in Book 57, Page 121, said Register's Office.

Said part of Lot Nos. 40 and 41 front together 25 feet on the northerly side of Batavia, formerly Prospect Street and run back between parallel lines 106 feet to an alley.

Being the same property conveyed to DEVEN BAHADOORSINGH and CAITLIN MULLINS, husband and wife by Deed dated November 1, 2019 from KF LEGACY, LLC, a Tennessee Limited Liability Company, recorded November 5, 2019, in Instrument Number 20191105-0113823, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 2708 Batavia Street, Nashville, TN 37208.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 57, page 121, Register's Office for Davidson County, Tennessee.

3. Public Right-of-Way Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument Number 20181022-0104313, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 30 day of May, 2024.

Deven Bahadoorsingh by Brent Thompson, his Attorney-In-Fact
DEVEN BAHADOORSINGH by BRENT THOMPSON, his Attorney-In-Fact, of record in Book 202406040041593 RODC, TN.

Caitlin Mullins by Brent Thompson, her Attorney-In-Fact
CAITLIN MULLINS by BRENT THOMPSON, her Attorney-In-Fact, of record in Book 202406040041592 RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 30 day of May, 2024, before me personally appeared BRENT THOMPSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DEVEN BAHADOORSINGH and CAITLIN MULLINS, and who acknowledged that he executed the same as the free act and deed of DEVEN BAHADOORSINGH and CAITLIN MULLINS.

WITNESS my hand and official seal this 30 day of May, 2024.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $495,000.00.

Affiant

SWORN TO and subscribed before me on this 30th day of May, 2024.

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

Notary Public

My Commission Expires:
7/6/2026

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 30, 2024**.

Date

Affiant Signature

June 4, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **4** day of **June**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)