Karen Johnson Davidson County
Batch# 1154083 DEEDWARR
07/03/2024 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20240703-0050331

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648073** CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me, this 3rd day of July, 2024. Notary Public My Commission Expires: 3/4/26

WARRANTY DEED

Address New Owner: Luke Thomas and Christine Thomas 905 Glenridge Lane Nashville TN 37221	Send Tax Bills To: **FirstBank** **722 Columbia Avenue** **Franklin, TN 37064**	Tax Information: Tax Parcel ID No. 142 13 0B 130.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tommy Conner, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luke Thomas and Christine Thomas, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of RESUBDIVISION OF LOTS 114 THROUGH 130 AND 131A RIVERSIDE, PHASE 3, of record in Instrument No. 20040108-0003094, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Tommy Conner, by Warranty Deed from Kathleen Jarocki, unmarried, of record in Instrument No. 20210406-0044813, in the Register's Office of Davidson County, Tennessee, dated April 01, 2021 and recorded on April 06, 2021.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION LOTS 114 THROUGH 130 & 131A, RIVERSIDE, PHASE 3, as recorded in Instrument No. 20040108-0003094.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7185, Page 619; Book 7405, Page 780, as being amended in Instrument No. 20040419-0044162; Instrument No. 20091204-0111306 and Instrument No. 20091124-0108147.

This is improved property located at 905 Glenridge Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2024.

Tommy A Conner

Tommy Conner

06/26/2024

STATE OF Florida)
COUNTY OF Seminole)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tommy Conner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____day of 06/26/2024, 2024.

Brandon

Notary Public
My Commission Expires: 03/29/2026

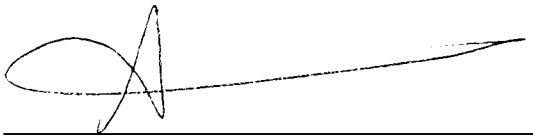
Brandon Coleman

BRANDON COLEMAN
Notary Public - State of Florida
Commission # HH 246685
Expires on March 29, 2026

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 26, 2024**.



Affiant Signature — **07/03/2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 3, 2024**.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal