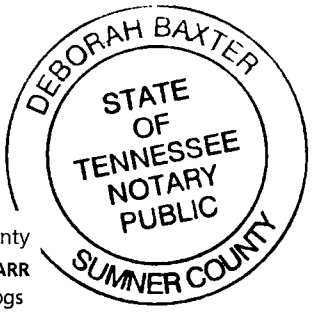
WARRANTY DEED



Karen Johnson
Batch # 1164211
07/30/2024 10:55:47 AM
Fees: $13.00 Taxes: $1,125.48

Davidson County
DEEDWARR
2 pgs

20240730-0057485

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,185.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 3/25/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael Drury McConnell and Terri Martins McConnell	Michael Drury McConnell and Terri Martins McConnell	043-10-0-108.00
(NAME)	(NAME)	
209B Nix Drive	31 Belcaro Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241213

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Allen N. Kiger and Doris R. Kiger, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael Drury McConnell and Terri Martins McConnell, husband and wife**, 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:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 36-2 on the Plan of the Resubdivision of Lot 36 of Tract 14, of Anderson Estate, of record in Plat Book 6050, page 443, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Allen N. Kiger and Doris R. Kiger by Warranty Deed from James O. Jones and Mary W. Jones, dated 07/31/1992 and filed of record in Book 8694, page 763, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 209B Nix Drive, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of July, 2024

Allen N. Kiger

Doris R. Kiger

STATE OF ~~TENNESSEE~~ Pennsylvania)
COUNTY OF ~~SUMNER~~ Greene)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Allen N. Kiger and Doris R. Kiger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of July, 2024.

Notary Public
My Commission Expires: 8/10/2024

Commonwealth of Pennsylvania - Notary Seal
JESSICA GOODNOW - Notary Public
Allegheny County
My Commission Expires Aug 10, 2024
Commission Number 1250805