Karen Johnson Davidson County
Batch# 1170220 DEEDWARR
08/15/2024 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240815-0062438

Name and Address of New Owner:
John-Luke Carter and Mary Katharine Mecke Carter
486 Sunliner Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 090-15-0-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **4Sight Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John-Luke Carter, and Mary Katharine Mecke Carter, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 307 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Page (s) 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 4Sight Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated February 29, 2024 from Pamela D. Hice, Successor Trustee of The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust, dated May 18, 2020, recorded March 8, 2024 in Instrument No. 20240308-0016229 in the Register's Office.

Being the same property conveyed to Isaac P. Connor and Cleddie J. Connor, Trustees, and their successor in a Revocable Living Trust for the benefit Isaac P. Connor and Cleddie J. Connor under the terms of The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust dated, May 18, 2020 by Quitclaim Deed from Isaac P. Connor and Cleddie J. Connor husband and wife, of record in Instrument No. 20200527-0054371, Register's Office for Davidson County, rennessee, dated May 18, 2020 and recorded on May 27, 2020.

Subsequently, Isaac P. Connor having since died leaving Cleddie J. Connor as the surviving Trustee. Cleddie J. Connor having since died. Pahlela D. Hice is currently serving as Trustee, pursuant to THe Isaac P.
Connor and Cleddie J. Connor Revocable Living Trust, dated May 18th, 2020 and as evidence/ct by the Certification of Trust recorded simultaneously herewith in Instrument No. 20240308-0016228 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of August, 2024.

4Sight Properties, LLC

By: _____ (SEAL)
Cortney McKibben

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Cortney McKibben, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged him/herself to be the Authorized Agent of 4Sight Properties, LLC, the within named bargainor, and s/he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 4Sight Properties, LLC, by him/herself as Authorized Agent.

Witness my hand, at office, this 13th day of August, 2024.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 13th day of August, 2024.

_____
Notary Public
My commission expires:_____
File No. 2024-7149-RS

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 13, 2024 (date of document)

Regina Sullo

Affiant Signature

August 15, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 15 day of August 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

