WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182976 DEEDWARR
09/18/2024 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240918-0072313

THIS INSTRUMENT WAS PREPARED BY
Lindhorst & Dreidame Co., LPA
312 Walnut Street, Suite 3100, Cincinnati, Ohio 45202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Conway, Trustee of the James M. Conway Revocable Trust u/a dated September 10, 2024	James M. Conway, Trustee	108-07-0B-003.00
(NAME)	(NAME)	
101 N. Timber Drive	4365 Carnation Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cincinnati, OH 45238	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of tan dollars, cash In hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES CONWAY AND JULIE CONWAY, husband and wife, hereinafter called the GRANTORS, by these presents do transfer and convey unto JAMES M. CONWAY, Trustee of the James M. Conway Revocable Trust u/a dated September 10, 2024, hereinafter called the GRANTEE, his successors 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 Unit Number 3, Building A, of Timberlake Condominiums, (erroneously shown as Timberland Condominiums on prior deed) of record in Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Eloise W. Ferguson, a single person by Warranty Deed from Tina Colette Page, now Hatley, a single person, dated 02/22/1993, of record in Book 8871, Page 9, Register's Office for Davidson County, Tennessee.

The said Eloise W. Ferguson died testate on 11/11/2022; devising subject property to Timothy W. Ferguson and Melissa Ferguson Updike, as evidenced in File No. 23P1, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Chad Michael Hannan, a married man by Warranty Deed from Timothy W. Ferguson and Melissa Ferguson Updike,, devisees under the Will of Eloise W. Ferguson, dated 03/30/2023, of record in Instrument No. 20230331-0023543, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Conway and Julie Conway, husband and wife, by Warranty Deed from Chad Michael Harman, a married man, devisees under the Will of Eloise W. Ferguson, dated 03/30/2023, of record in Instrument No. 20240320 - 0019309, Register's Office for Davidson County, Tennessee.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

Effective the 10th day of September, 2024.

James Conway

Julie Conway

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 10th day of September, 2024, by James Conway and Julie Conway, husband and wife,

Notary Public
Commission Expires: _____

NOTARY PUBLIC STATE OF OHIO

JAY R. LANGENBAHN
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration* for this transfer or the value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James M. Conway, Trustee of the James M. Conway Revocable Trust u/a dated September 10, 2024

Sworn to and subscribed before me this 10th day of September, 2024, by James M. Conway, Trustee of the James M. Conway Revocable Trust u/a dated September 10, 2024.

Notary Public
Commission Expires: _____

*No consideration was paid for this transfer.

This conveyance is exempt from recordation tax under R.C. 317.08(B)(1)(c) and O.A. 67-4-406(a)(1)(vi).

NOTARY PUBLIC STATE OF OHIO

JAY R. LANGENBAHN
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jay R. Langenbahn, Esq., 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 September 11, 2024.

Jay R. Langenbahn, Esq.

Dated: September 11, 2024

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

Sworn to and subscribed before me this 11th day of September, 2024, by Jay R. Langenbahn.

Notary Public

NOTARY PUBLIC STATE OF OHIO

BRIAN R. TRACY
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.