WARRANTY DEED

Karen Johnson Davidson County
Batch# 1191229 DEEDWARR
10/09/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,007.25
20241009-0078317

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-1408

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Lovan and Brianne Lovan, husband and wife	Synovus Bank	181-01-0A-064.00-CO
(NAME) 6660 Sugar Valley Drive	(NAME) PO Box 96490	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Charlotte, NC 28296-0490	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **William J. Conoley, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Lovan and Brianne Lovan, 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:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section One, Sugar Valley, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 709 through 711, inclusive, amending Plat of record in Book 9700, Page 374, inclusive, 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 William J. Conoley, a married man by Warranty Deed from Angela D. Smith and Hugh V. Smith, wife and husband of record in Instrument No. 20151119-0117611 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 19, 2015.

Anna K. Conoley, spouse of William J. Conoley, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in the subject property.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 709 through 711, inclusive, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14, amended in Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee. Charter of Sugar Valley Homeowner's

Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee. By-Laws of Sugar Valley Homeowners' Association, Inc. record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee. Deed conveying the common area to Sugar Valley Homeowner's Association, Inc. of record in Instrument Number 20000425-0041128, in the Register's Office for Davidson County, Tennessee. Dedication of Easement of record in Instrument Number 20010404-0032941, in the Register's Office for Davidson County, Tennessee.

This property, known as 6660 Sugar Valley Drive, Nashville, TN 37211
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th DAY OF September, 2024.

William J. Conoley

Anna K. Conoley

STATE OF INDIANA
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William J. Conoley and Anna K. Conoley, 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 and official seal at office, this 30th day of September, 2024.

Notary Public

My commission expires: 3/8/2032

CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0678100
COMM EXPIRES: MARCH 8, 2032

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 October 3, 2024.

Affiant Signature _____

October 3, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of October 2024.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY