Karen Johnson Davidson County
Batch# 1197863 DEEDWARR
10/25/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20241025-0083028

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049070**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2024. Notary Public My Commission Expires: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Connors Family Revocable Trust, dated May 7, 2007 4337 Beekman Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 14 0 033.00

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, **Jeffrey S. Bowen and Carrie Bowen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy J. Connors and Wendy S. Connors Trustees of the Connors Family Revocable Trust dated May 7, 2007** ("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. 17 on the Plan of CHICKERING HILLS, SECTION ONE of record in Plat Book 2331, Page 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 Jeffrey S. Bowen and Carrie Bowen, husband and wife, by Warranty Deed from Cumberland Trust and Investment Company, Executor of the Estate of Doris B. Vise, of record in Instrument No. 20190926-0097785 and as Corrected in Instrument No. 20191108-0115495, in the Register's Office of Davidson County, Tennessee, dated September 20, 2019, and recorded on September 26, 2019.

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 CHICKERING HILLS, SECTION ONE, as recorded in Plat Book 2331, Page(s) 8.

This is improved property located at 4337 Beekman Drive Nashville TN 37215

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 24th day of October, 2024.

Jeffrey S. Bowen

Carrie Bowen

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey S. Bowen and Carrie Bowen, 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 24th day of October, 2024.

Susan J. Barucca
Notary Public
My Commission Expires: 8/29/26

SUSAN J BARUCCA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 29, 2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathleen Cannon, 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, 24, 2024.

Custodian's Signature — 10.25.24 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of October, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON