WARRANTY DEED

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. ML-24-7898

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela T. Connors and Jerard M. Connors	New Owner	
(NAME)	(NAME)	
1207 Kenwood Drive	Karen Johnson	061-08-0-178.00
(ADDRESS)		
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY)	

Davidson County
DEEDWARR
Batch # 1205621
11/15/2024 12:56:18 PM
2 pgs
Fees: $13.00 Taxes: $2,127.50

20241115-0089202

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, **Tony Martin Richardson Jr., married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela T. Connors and Jerard M. Connors, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26 and the Easterly 1/2 of Lot No. 27 on the plat of Block "E" Jackson Park, Section No. 2, of record in Plat Book 843, Page 21, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of lot front together 90 feet on the Northerly margin of Kenwood Drive, and extends back 157.3 feet on the Easterly line and 150.0 feet on the Westerly line to a line in the rear of which it measures a total distance of 105.0 feet.

Being the same property conveyed to Tony Martin Richardson Jr., by Warranty Deed from Stephen S. Morris, an unmarried man of record in Instrument No. 20201125-0138395 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on November 25, 2020. Victoria Rebecca Fleck joins in this conveyance to convey any interest she may have in the subject property as the spouse of Tony Martin Richardson, Jr.

This is property more commonly known as 1207 Kenwood Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 14th day of November, 2024.

Tony Martin Richardson, Jr

Victoria Rebecca Fleck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2024, before me personally appeared Tony Martin Richardson, Jr. and Victoria Rebecca Fleck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of November, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County