WARRANTY DEED

File #2024111116

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Clare Connors and John Connors	Fifth Third Bank, NA	098-05-0-019 00
(NAME)	(NAME)	
4016 Port Jamaica Court	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Cincinnati, OH 45227	
(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, I/WE, **Christine Estes, a unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clare Connors and John Connors, wife and husband** 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 130 on the Plan of Lake Park Subdivision, Section III, of record in Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Christine Estes, an unmarried woman by Warranty Deed from Jonathan C Sei, an unmarried man of record in Instrument No 20181107-0110272 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 07, 2018

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 4660, Page 90, Register's Office for Davidson County, Tennessee , Restrictions of record in Book 4787, Page 510, in the Register's Office for Davidson County, Tennessee,

unimproved ☐
This is improved ☒ property, known as **4016 Port Jamaica Court, Hermitage,TN,37076**

(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

Karen Johnson Davidson County
Batch # 1215462 DEEDWARR
12/12/2024 09 40 20 AM 2 pgs
Fees $13 00 Taxes $2,105 30

20241212-0096492

Witness our hands this 10th day of December, 2024

Christine Estes

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Christine Estes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at this 10th day of December, 2024

Commission expires

6/22/24

Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO.

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128