WARRANTY DEED

File #24-314

Karen Johnson Davidson County
Batch# 1229567 DEEDWARR
01/23/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250123-0005295

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 10.25.27
(AFFIX SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

24NT01461

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Valencia Martinez and Josefina Valencia	NEW OWNER	148-09-0-066.00
(NAME)	(NAME)	
260 Haywood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Harrison A. Connally and Erin Connally, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Valencia Martinez and Josefina Valencia, husband and wife** 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:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Section Two, Haywood Acres, of record in Book 2854, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harrison A. Connally and Erin Connally, husband and wife by Warranty Deed from Jo Anne Johnson Pleming, Successor Trustee of the 2010 AEP Revocable Trust and Jo Anne Johnson Pleming, Trustee of the 2010 JAP Revocable Trust of record in Instrument No. 20200305-0024725 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 260 Haywood Lane, 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 my hand this 16th day of January, 2025.

Harrison A. Connally

Erin Connally

STATE OF Florida
COUNTY OF Orange

On this 16th day of January, 2025, personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Harrison A. Connally, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2025.

Notary Signature Nancy M Metallo
My commission expires: 05/21/2028
Produced Identification:DRIVER LICENSE

NANCY M METALLO
Notary Public - State of Florida
Commission # HH 499102
Expires on May 21, 2028

Notarized remotely online using communication technology via Proof.

STATE OF Florida
COUNTY OF Orange

On this 16th day of January, 2025, personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Erin Connally, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2025.

Notary Signature Nancy M Metallo
My commission expires: 05/21/2028
Produced Identification:DRIVER LICENSE

NANCY M METALLO
Notary Public - State of Florida
Commission # HH 499102
Expires on May 21, 2028

Notarized remotely online using communication technology via Proof.

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1-16-2025 (date of document).

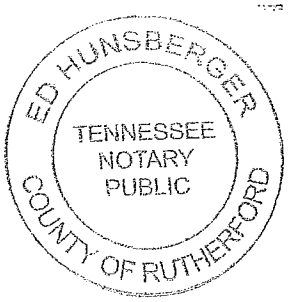
Affiant Signature

1-23-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd of January 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26