Warranty Deed

Karen Johnson Davidson County Batch# 1243795 DEEDWARR 03/06/2025 08:02:30 AM 3 pgs Fees: $18.00 Taxes: $1,591.00 20250306-0016754	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2025. Notary Public My commission expires: 4-13-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Andre Mathieu	Veterans United Home Loans 1400 Forum Blvd.	053-14-0-102.01
1415 Pawnee Trail	Suite 1B	
Madison, TN 37115	Columbia, MO 65203	

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN EVANS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE MATHIEU, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southeasterly 28 feet of Lot No. 9 and the Northwesterly 36 feet of Lot No. 10 on the Map of Nawakwa Hills, as of record in Book 843, pages 36 and 37, Register's Office for said county.

Said parts of said Lots Nos. 9 and 10 adjoin and front together 64 feet on the Northeasterly side of Pawnee Trail and extend back between lines, approximately 236.72 feet on the Northwesterly side of said part of Lot No. 9 and approximately 241.68 feet on the Southeasterly side of said part of Lot No. 10, to a dead line in the rear, measuring 64 feet thereon.

Being the same property conveyed to Donald E. Connolly and wife, Lisa J. Connolly by Installment Deed from Robert R. Poe and wife Sara Ferguson Poe and Bert C. Ferguson and wife Janelle Melton Ferguson of record in Book 6265, page 606, Register's Office for Davidson County, Tennessee, dated June 05, 1981 and recorded on April 05, 1984.

The said Donald Connolly died intestate on 12/26/2019, leaving the said Lisa Connolly, Crystal Silvera, Tiffany Billington, and Tabitha Connolly as his/her sole heirs at law as evidenced in the Affidavit of Heirship being Recorded in Instrument No. 20210923-0128235 and Instrument No. 20230725-0057451

The said Lisa Connolly died intestate on 08/15/2022, leaving the said determine hairs at law of Lisa Connolly, deceased as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Being the same property conveyed to Lisa Connolly by Quit Claim Deed from Tabitha Connolly of record in Instrument No. 20220225-0021727 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on February 25, 2022.

Being the same property conveyed to Lisa Connolly by Quitclaim Deed from Tiffany Billington of record in Instrument No. 20220225-0021726 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on February 25, 2022.

Being the same property conveyed to Lisa Connolly by Quitclaim Deed from Crystal Silvera of record in Instrument No. 20220225-0021722 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 25, 2022.

Being the same property conveyed to John Evans, a married man by Warranty Deed from Tiffany Billington, administrator of the Estate of Lisa Connolly of record in Instrument No. 20230725-0057450 Register's Office for Davidson County, Tennessee, dated July 06, 2023 and recorded on July 25, 2023.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1415 Pawnee Trail, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2025.

John Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2025.

STEVE MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-03-2025

Notary Public

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 February 28, 2025.

Signature
February 28, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 28, 2025

Notary's Signature

My Commission Expires: 4-13-25

