Karen Johnson Davidson County
Batch# 1248004 DEEDWARR
03/19/2025 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250319-0019668

WARRANTY DEED

File #25-TC-1206-O

(SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeanne Clements and Stanley Clements	NEW OWNER	
(NAME)	(NAME)	
1206 Joseph Avenue		**071 15 0 280.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KEVIN CONNELLY, A MARRIED MAN, AND WILLIAM CONNELLY, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RACHEL CLEMENTS, UNMARRIED WOMAN AND STANLEY CLEMENTS AND JEANNE CLEMENTS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled C.F. SHARPE & W.L. HORNS, 2ND SUBDIVISION OF LINDSLEY PROPERTY N.E. NASHVILLE, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Kevin Connelly, an unmarried man and William Connelly, a married man, as joint tenants with rights of survivorship, by Warranty Deed from Marlee E. Goldklang, unmarried, of record in Instrument No. 20210826-0115470, in the Register's Office of Davidson County, Tennessee, dated August 24, 2021, and recorded on August 26, 2021. Kevin Connelly has since married.

This was never the principal place of residence for William Connelly.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.F. SHARPE & W.L. HORNS, 2ND SUBDIVISION OF LINDSLEY PROPERTY N.E. NASHVILLE, as recorded in Plat Book 161, Page(s) 53.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **KEVIN CONNELLY** as Attorney-in-Fact for **WILLIAM CONNELLY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **20250311-0018505**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 1206 Joseph Avenue, Nashville, TN 37207.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7th day of March, 2025.

Kevin Connelly

William Connelly by Kevin Connelly, his attorney in Fact

William Connelly by Kevin Connelly, his Attorney-In-Fact

Katie Connelly

***KATIE CONNELLY**, spouse of **KEVIN CONNELLY**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **KATIE CONNELLY** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN CONNELLY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **WILLIAM CONNELLY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **WILLIAM CONNELLY**.

Witness my hand and official seal this **7th** day of **March, 2025**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2025, before me personally appeared Kevin Connelly, 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 7th day of March, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2025, before me personally appeared Katie Connelly, 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 7th day of March, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 7th, 2025

Affiant Signature

03/07/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7th day of March, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY