Karen Johnson Davidson County
Batch# 1291786 DEEDWARR
06/30/2025 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20250630-0051417

WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. AD-25-10305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/13/28

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
Peter Vincent Hogan and Yasinta Paloma Hogan	NEW owners	
(NAME)	(NAME)	
6216 Williams Grove Drive		172-13-0A-001.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Matthew C. Connor and Kaitlin M. Connor f/k/a Kaitlin M. Grigsby, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Vincent Hogan and Yasinta Paloma Hogan, 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:

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 One, Williams Grove of record in Plat Book 9700, Page (s) 580 through 582, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew C. Connor and Kaitlin M. Grigsby, husband and wife as joint tenants with rights of survivorship by Warranty Deed from Darin R. Wyatt and Dayna G. Wyatt, husband and wife of record in Instrument No. 20201214-0146626 Register's Office for Davidson County, Tennessee, dated December 07, 2020 and recorded on December 14, 2020. Matthew C. Connor and Kaitlin M. Grigsby subsequently married, and Kaitlin M. Grigsby is now known as Kaitlin M. Connor.

This is property more commonly known as 6216 Williams Grove Drive, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 24 day of June, 2025.

Matthew C. Connor

Kaitlin M. Connor

Kaitlin M. ~~Conner~~ Connor

STATE OF TEXAS
COUNTY OF Dallas

On this 24 day of June, 2025, before me personally appeared Matthew C. Connor and Kaitlin M. ~~Conner~~ Connor 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 24 day of June, 2025.

~~Notary Signature~~

My commission expires: 08/19/2028

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 June 24 2025.

Affiant Signature – Joshua A. Terry

6/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27