Karen Johnson Davidson County
Batch# 1368731 DEEDWARR
01/12/2026 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $865.80
20260112-0002663

WARRANTY DEED

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,000.00.

SR

Affiant

Subscribed and sworn to me on January 12 2025.

Notary Public

My Commission Expires: 9/28/2026

KORTALEKELLEY LAW FIRM PLLC

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37066

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Marc Thomas Provo 153 Park Circle Old Hickory, TN 37138	NEW OWNER	053 12 0 044.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SEAN T. CONNER, A MARRIED MAN, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto MARC THOMAS PROVO, UNMARRIED, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following: (i) 2025 property taxes and assessments paid by the Grantor and prorated between the parties, and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record.p

The subject property is not, and never has been, the principal residence of Amanda W. Conner, spouse of Grantor, or any issue thereof, if applicable.

BEING ☐ **unimproved** ☒ **improved property known as:**

153 Park Circle, Old Hickory, TN 37138

(House Number) (Street) (City or Town) (State) (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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 11 day of December, 2025.

SEAN T. CONNER

STATE OF NORTH CAROLINA, COUNTY OF ONSLOW

Before me personally appeared SEAN T. CONNER to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal, this 11th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 06-01-2029

LIWANAG A POOLE
Notary Public - North Carolina
Onslow County
My Commission Expires Jun 1, 2029

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being part of Lot 20, Block B, as shown on the Plan of Life & Casualty Insurance Company's Subdivision No. 3, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 20 is described as follows: Beginning at the southeast corner of said lot, said point of beginning is also the southwest corner of Lot 17; thence with the west line of Lot 17 and Lot 18, 91.6 feet; thence westwardly 10 feet; thence southwestwardly 91.6 feet to the south line of Lot 20; thence eastwardly 10 feet to the point of beginning.

Being the same property conveyed to WILLIAM N. GORE, JR. AND WIFE, MARY ALICE GORE by deed from CHARLES K. DONOHO AND WIFE, JOYCE ANN DONOHO of record in Book 3034, Page 221, dated March 30, 1960, said Register's Office. WILLIAM N. GORE, JR. AND WIFE, MARY ALICE GORE conveyed their interest in said property to LAWRENCE J. CONNOR AND WIFE, JESSIE CONNOR by quitclaim deed of record in Book 5344, Page 64, dated September 29, 1978, said Register's Office. The said LAWRENCE J. CONNOR IS ALSO CORRECTLY KNOWN AS LAWRENCE J. CONNER, AND THE SAID JESSIE CONNOR IS ALSO CORECTLY KNOWN AS JESSIE CONNER. JESSIE CONNER died on or about February 13, 1997, leaving LAWRENCE J. CONNER as the surviving tenant by the entirety. LAWRENCE J. CONNER died intestate on or about June 30, 2017, leaving LARRY CONNER as his only heir-at-law. LARRY CONNER predeceased LAWRENCE J. CONNER, leaving SEAN T. CONNER as his only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20260107-0001299, said Register's Office. For further reference see Quitclaim Deed of record in Instrument No. 20190124-0007074, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot 17 and part of Lot 18, Block B, as shown on the Plan of Life & Casualty Insurance Company Property at Old Hickory, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee, more particularly described on a survey thereof made by WM. Collier Parrish Associates, Civil Engineer, on May 10, 1960, as follows:

Beginning at a point in the westerly margin of Park Circle, being the common corner between Lots 18 and 19 of said subdivision; thence westerly 96.2 feet along the common line between said lots 18 and 19 to a point; thence southerly and parallel to the rear line of said Lot 18, 25 feet to a point; thence westerly and parallel to the northerly line of said Lot 18, 68 feet to a point in the rear line of said Lot 18; thence southerly 91.6 feet to a point, being the northwesterly corner of Lot 17; thence easterly 141 feet to a point in the westerly margin of Park Circle; thence along the margin northerly 119 feet to the beginning.

Being the same property conveyed to LAWRENCE J. CONNOR AND WIFE, JESSIE CONNOR, by Warranty Deed from RAYMOND E. YORK AND WIFE, MARY HAZEL YORK, of record in Book 3312, page 351, dated November 20, 1961, said Register's Office. The said LAWRENCE J. CONNOR IS ALSO CORRECTLY KNOWN AS LAWRENCE J. CONNER, AND THE SAID JESSIE CONNOR IS ALSO CORECTLY KNOWN AS JESSIE CONNER. JESSIE CONNER died on or about February 13, 1997, leaving LAWRENCE J. CONNER as the surviving tenant by the entirety. LAWRENCE J. CONNER died intestate on or about June 30, 2017, leaving LARRY CONNER as his only heir-at-law. LARRY CONNER predeceased LAWRENCE J. CONNER, leaving SEAN T. CONNER as his only issue. For further reference see Affidavit of Heirship of record in Instrument No. 20260107-0001299, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 153 Park Circle, Old Hickory, Davidson County, TN 37138
Map/Parcel No. 053 12 0 044.00

Tennessee Certification of Electronic Document

I, the undersigned Affiant, 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 December 11, 2025.

Affiant Signature

Date: January 12, 2026

State of Tennessee, County of Davidson

Sworn to and subscribed before me this 12th day of January, 2026.

Notary's Signature

My Commission Expires: 9/28/2026

