WARRANTY DEED

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin W. Atenhan	SAME AS NEW OWNER	Tax ID No. 04415020300
(NAME)		
1009 Candytuft Ct.		
(ADDRESS)		
Franklin, TN 37067		
(CITY) (STATE) (ZIP)		

Bill Garrett Davidson County
Batch# 89123 DEEDWARR
05/07/2018 10:21:31 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180507-0043303

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Carolyn Kluser, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN ATENHAN, HEREINAFTER CALLED THE GRANTEE, HIS 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. 205 on the Plan of Village of Old Hickory, Section A, of record in Book 1424, Page 68 in the Register's Office for Davidson County, Tennessee, to which plan reference is here made or a complete description thereof.

Being the same property conveyed to Carolyn Kluser by Warranty Deed dated May 29, 2007 from Jay T. Lance and wife, Kimberly C. Lance which deed is recorded as Instrument No. 20070530-0064136 in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Carolyn Kluser by Quitclaim Deed dated July 6, 2012 executed by Carolyn Kluser, married to Robert Stoppenbach. The said Robert Stoppenbach also executed said Quitclaim Deed, which is of record as Instrument No. 20120724-0064751, said Register's Office.

THE PROPERTY CONVEYED HEREIN IS NOT THE PRINCIPAL RESIDENCE OF THE ABOVE NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORT ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION A, OF RECORD IN BOOK 1424, PAGE 68, WHICH PLAN IS 0F RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO EASEMENT FOR UTILITIES AS SET OUT IN BOOK 1941, PAGE 136, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 808 Clarke Street, Old Hickory, TN 37138
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, 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 hand this 4th day of May, 2018.

Carolyn Kluser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carolyn Kluser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-5-2021

Notary Public,

Return To:

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Madison, TN 37115

