WARRANTY DEED

Karen Johnson Davidson County
Batch# 205863 DEEDWARR
03/14/2019 10:15:10 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190314-0023376

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: DM-19-116

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TYLER HAERTZEN AND ASHLEY P HAERTZEN, HUSBAND AND WIFE	New Owner	182-06-0A-323.00 CO
(NAME)	(NAME)	
116 Parker Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **ANTHONY B. MCCLELLAN AND ANNA MCCLELLAN, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TYLER HAERTZEN AND ASHLEY P HAERTZEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being all of Lot No. 388, on the plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three - Section One, according to plan and survey appearing of record in Instrument No. 20060420-0045296, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Anthony B. McClellan, an unmarried man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 29th day of October, 2012 in Instrument No. 20121029-0098941, in the Register's Office of Davidson County, Tennessee.

Anna McClellan joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Anthony B. McClellan.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 116 Parker Drive, Antioch, TN 37013
(House Number) (Street) (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 GRANTEES, 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 13th day of March, 2019.

Anthony B. McClellan

Anna McClellan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony B. McClellan and Anna McClellan, Husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March, 2019.

Notary Public
My Commission Expires: 5/5/2020

(SEAL)

AMANDA VAUGHN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171