

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

Affiant

Subscribed and sworn to before me, this the 5 day of July, 2019.

Notary Public

My commission expires: _____

Karen Johnson Davidson County
Batch# 257570 DEEDWARR
07/16/2019 02:53:46 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50

20190716-0069590

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Mario Duse and Krista Sheldon		**130-10-0-086.00**
930 Chancery Lane	NEW OWNER	
Nashville, TN 37205		

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, WE,

Paige Townsend McClellan, Trustee of the Paige Townsend McClellan Trust Dated September 14, 2012

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mario Duse and Krista Sheldon, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 3, Block 3 on the Plan of The Manors of BelleMeade of record in Plat Book 547, Page 152, 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 Paige Townsend McClellan, Trustee of the Paige Townsend McClellan Trust Dated September 14, 2012 by Warranty deed from Steve L. Quarles, married of record in Instrument No. 20130402-0032232 Register's Office for Davidson County, Tennessee, dated April 01, 2013 and recorded on April 02, 2013. (Value of consideration shown in aforementioned deed $822,500.00.) Being also known as 930 Chancery Lane Nashville, Tennessee 37205.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 930 Chancery Lane, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF 3 day of July, 2019:

Paige Townsend McClellan Trust dated September 14, 2012

Paige Townsend McClellan, Trustee

Paige Townsend McClellan, Trustee

STATE OF ~~TENNESSEE~~ California	)	**CORPORATE**
	)	**ACKNOWLEDGEMENT**
COUNTY OF ~~WILLIAMSON~~ Placer	)	

Personally appeared before me, a Notary Public of said County and State, Paige Townsend McClennan , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of the Paige Townsend McClellan Trust dated September 14, 2012, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 3rd day of July, 2019.

My Commission Expires: 8-1-22

Notary Public

20191401R

VINCENT E. ALFANO
COMM. # 2248839
NOTARY PUBLIC-CALIFORNIA
PLACER COUNTY
MY COMM. EXP. AUG. 1, 2022