Karen Johnson Davidson County
Batch# 325572 DEEDWARR
12/05/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20191205-0125655

G#32634-2

WARRANTY DEED

ZANA C. PATTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2019.

Notary Public

My commission expires: 5.3.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christine Strong and Andrew Klopfer	**CalCon Mutual Mortgage LLC Dba OneTrust Home Loans**	**133 16 0 188 00**
6323 Pettus Road	**3131 Damino Del Rio North, Suite 1680**	
Cane Ridge, TN 37013	**San Diego, CA 92108**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roseanne Marie York and spouse, Elizabeth Michelle Thomason

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christine Strong and Andrew Klopfer, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 47 on the Plan of Section Two, Welch Meadows, of record in Book 3700, Page 60, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rosanne Marie York, an unmarried woman, and Elizabeth Michelle Thomason, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed dated November 15, 2017, from Grace Stern, a single woman, of record in Instrument No.

20171116-0117692, Register's Office for Davidson County, Tennessee. The parties having since married.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 3700, Page 60, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 4004, Page 340, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated between the parties and paid by the Grantors herein and the Grantees herein assume any subsequent years, not yet due and payable.

This is improved property, known as: **4879 Shasta Drive, Nashville, TN 37211**.

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 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(s) this **4th day** of **December, 2019.**

Roseanne Marie York

Elizabeth Michelle Thomason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Roseanne Marie York and spouse, Elizabeth Michelle Thomason,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th day** of **December, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.