Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-20-6247

#144494

Karen Johnson Davidson County
Batch# 351497 DEEDWARR
01/31/2020 10:07:11 AM 2 pgs
Fees: $13.00 Taxes: $651.20

20200131-0011578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Affiant

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Subscribed and sworn to before me, this the 30th day of January, 2020

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
HOK Remodeling Group, LLC 8309 Parkfield Drive Nolensville, TN 37135	New owner	162050079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Jessica Clontz, married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HOK Remodeling Group, LLC**, 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 all of Lot No. 166, Section 1, Hickory Valley Subdivision, of record in Plat Book 4175, page 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description to said lot.

Being the same property conveyed to Jessica Clontz by Warranty Deed from Nicole V. Kersh, unmarried and Georgia R. Boss, unmarried, dated September 20, 2019, recorded September 23, 2019, of record in Instrument No. 20190923-0096555, Register's Office for Davidson County, Tennessee.

Subject property is investment property. It is not the principal or marital residence of grantor, grantor's spouse, or dependents, as defined by statute.

This is ☒ improved or ☐ unimproved property located at: **5340 Eulala Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2020.

GRANTOR:

Jessica Clontz

STATE OF TENNESSEE
COUNTY OF Bedford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica Clontz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY