This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-20-6455

Karen Johnson Davidson County
Batch# 372431 DEEDWARR
03/16/2020 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200316-0028469

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2020

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-2-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David P. Clauss and Laura Lynn Clauss 1015 Burchwood Avenue Nashville, TN 37216	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	072 10 0 068.00

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, **Steven T. Moakler and Elizabeth G. Moakler, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David P. Clauss and Laura Lynn Clauss, 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:

Being Lot No. 31 and the Easterly 20 feet of Lot No. 30 on the Plan of Burchwood Place, of record in Plat Book 547, Page 183, in the Register's Office of Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 80 feet on the Northerly side of Burchwood Avenue and run back between lines 140.64 feet on the Easterly line of Lot No. 31 and 139 feet on the Westerly line of part of Lot No. 30 to a dead line in the rear on which they measure 80 feet.

Being the same property conveyed to Steven T. Moakler and Elizabeth G. Moakler, husband and wife, by Warranty Deed from Wil Shults, a married man, joined by his spouse Kyle Shults, of record in Instrument No. 20160719-0074373, in the Register's Office of Davidson County, Tennessee, dated July 13, 2016 and recorded on July 19, 2016.

This is ☒ improved or ☐ unimproved property located at: **1023 Burchwood Avenue, Nashville, TN 37216**

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 13th day of March, 2020.

GRANTOR:

Steven T. Moakler

Elizabeth G. Moakler

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven T. Moakler and Elizabeth G. Moakler, 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 13th day of March, 2020.

WESLEY INSCO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

