Karen Johnson Davidson County
Batch# 413397 DEEDWARR
06/11/2020 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $514.30
20200611-0059689

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $139,000.00.

Angela Pearson
Affiant

Subscribed and sworn before me this the 27 day of May, 2020.

Notary Public
My commission expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Patricia Ann Klauck 102 Lake Forest Ct Nashville, TN 37217	Send to new owner	136-10-0A 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TNT35, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL ALLEN KLAUCK AND PATRICIA ANN KLAUCK, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7A, as shown on the Plan of A Revision of Lots 7 & 8 on the Condominium Site Plan, Lots 3-10, 63 & 64, Section Two Priest Lake Forest, of record in Book 5190, Page 752, amending Plat Book 5800, page 116, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Trent N. Taylor, an unmarried man, from Melissa Dean Sustarich and spouse, Evan Martin Sustarich, by Warranty Deed dated 10/21/2019, of record in Instrument No.20191022-0108071, said Register's Office.

Being the same property conveyed to TNT35, LLC a limited liability company, from Trent N. Taylor, an unmarried man by Quitclaim Deed dated 04/21/2020, of record in Instrument No.202000421-0041886, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 102 Lake Forest Ct, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TGT

Witness my hand this the 27th day of May, 2020.

TNT35, LLC

Authorized Representative

James G. Taylor as Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James G. Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, a LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said James G. Taylor as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 27th day of May, 2020.

My commission expires:

6/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

