Karen Johnson Davidson County
Batch# 477330 DEEDWARR
09/17/2020 09:41:22 AM 2 pgs
Fees: $13.00 Taxes: $616.79
20200917-0106396

WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF Missouri
COUNTY OF St. Louis

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 08/14/2023

(AFFIX SEAL)

BARBARA J PERRY
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 11021477
My Commission Expires Aug 14, 2023

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-081774

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nakayla Walker	New Owner	
(NAME)	(NAME)	
438 Claircrest Drive		162-01-0B-029.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-SIX THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($166,700.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MELISSA DAVIS, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NAKAYLA WALKER, _____, HEREINAFTER CALLED THE GRANTEE, 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 Unit 29, as shown on the map entitled the Plan of Phase 2, Clairmont Subdivision, of record in Plat Book 6050, page 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Madeleine C. May, a single woman, by Warranty deed from Charlena C. Miller and Dawayne Miller, wife and husband of record in Instrument No. 20161019-0110408 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 19, 2016.

Being the same property conveyed to Melissa Davis, a single woman, by Warranty deed from Madeleine C. May, a single woman, of record in Instrument No. 20181203-0117901 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 03, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 438 Claircrest Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 the 14th day of September, 2020

Melissa Davis

STATE OF Missouri
COUNTY OF St. Louis

On this the 14th day of September, 2020, before me personally appeared Melissa Davis, a single woman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of September, 2020.

Barbara J. Perry
Notary Public

My Commission Expires:

(SEAL)

BARBARA J PERRY
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 11021477
My Commission Expires Aug 14, 2023