1-8985-AP

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930045**	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 29th day of September, 2020. Notary Public My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 487716 DEEDWARR
10/01/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20201001-0113595

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua L. McAfee and Angelina T. McAfee 913 Haven Crest Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 074 04 0 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tamar Clenaghan n/k/a Tamar A. Robinson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua L. McAfee and Angelina T. McAfee, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 14 on the plat of the re-subdivision of Hermitage Hills, Section 12, of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, said Lot 14 fronts 42.89 feet on the Southerly margin of Haven Crest and extends back 104.46 feet on the Easterly line and 149.96 feet on the Westerly line to a line on the rear which is a broken line.

Being the same property conveyed to Tamar Clenaghan, by Quitclaim Deed from Richard Boyer, of record in Instrument No. 20100217-0012149, in the Register's Office of Davidson County, Tennessee, dated January 21, 2010 and recorded on February 17, 2010.

Being the same property conveyed to Tamar Clenaghan and Richard Boyer, Each Unmarried, as Joint Tenants with the Right of Survivorship, by Quitclaim Deed from Tamar Clenaghan and Victor Hazelwood, Trustee, of record in Instrument No. 20070425-0049449, in the Register's Office of Davidson County, Tennessee, dated April 03, 2007 and recorded on April 25, 2007.

Being the same property conveyed to Tamar Clenaghan, by Warranty Deed from Travis B. Thompson and wife, Rindi Thompson, of record in Instrument No. 20070425-0049446, in the Register's Office of Davidson County, Tennessee, dated March 16, 2007 and recorded on April 25, 2007.

James Robinson joins in this instrument for the purpose of conveying any and all interest is said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Twelve, Hermitage Hills, as recorded in Plat Book 4675, Page(s) 125.

This is improved property located at 913 Haven Crest Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of September, 2020.

Tamar Clenaghan n/k/a Tamar A. Robinson

James Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tamar Clenaghan n/k/a Tamar A. Robinson and James Robinson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2023

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

