Karen Johnson Davidson County
Batch# 555688 DEEDWARR
01/15/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,501.83
20210115-0007366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3·17·2024
(AFFIX SEAL)

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024

J-SB-VRES-20-909

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Corey T. Clemenz	**NEW OWNER**	
(NAME)	(NAME)	
909 Holgate Court		**141 05 0A 036.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TORI L. THOMPSON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY T. CLEMENZ, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.36 on the Plan of Avondale Park, Phase 1, Section 1A as shown on the plan of record in Instrument No. 20080226-0018937 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tori L. Thompson, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130529-0053886 in the Register's Office of Davidson County, Tennessee, Dated May 28, 2013 and recorded on May 29, 2013.

This conveyance is subject to:
- County of Davidson taxes for the year 2021.
- All matters appearing on Plat of Avondale Park, Phase 1, Section 1A, as recorded in Plat Instrument No, 20080226-0018937, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, as amended in Instrument No. 20090331-0028791, 20101223-0102254 and 20190313-0023161, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No.20020821-0100879, Register's Office for Davidson County, Tennessee.
- Easement for Right-Of-Way, recorded in Book 341, Page 277; Book 350, Page 371; Book 362, Page 561; Book 787, Page 7; Book 4193, Page 903; Plat Book 4300, Page 49, Register's Office for Davidson County, Tennessee.
- Easement for Water Main Across, recorded in Book 840, Page 540 and Book 1237, Page 674, Register's Office for Davidson County, Tennessee.
- Easement for Access, recorded in Book 4116, Page 151 and Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Easement recorded in Book 3033, Page 185; Book 3369, Page 316; Book 4118, Page 694; Book 4228, Page 635; Book 4273, Page 280; Book 4364, Page 895; Book 10748, Page 876; Instrument Nos. 20080826-0087638; 20090707-0063325; 20140416-0003778 (Affidavit recorded in Instrument No. 20140416-0031703), Register's Office for Davidson County, Tennessee.
- Easement for Grant of Transmission Line, recorded in Book 4193, Page 903; Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line, recorded in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities, recorded in Instrument Nos. 20040204-0013639, 20040204-0013640, 20040204-0013641, Register's Office for Davidson County, Tennessee.
- Easement for Water Line, recorded in Book 5738, Page 819; Book 5738, Page 832 and Instrument No. 20080818-0084836, Register's Office for Davidson County, Tennessee.
- Easement for Public Ingress, Egress, and Access, recorded in Instrument No. 20160212-0013917, Register's Office for Davidson County, Tennessee.

• Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
•Easements of record in Instrument No. 20060512-0055867 as set forth in instrument recorded in Instrument Nos. 20071002-0117293, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 Holgate Court, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15 DAY OF JANUARY, 2021.

Tori L. Thompson by A H-J atty

Tori L. Thompson by Adam Jefferson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TORI L. THOMPSON, and who acknowledged he/she/they executed the same as the free act and deed of the said TORI L. THOMPSON.

Witness my hand and official seal, this the 15th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: March 17, 2024