Karen Johnson Davidson County
Batch# 560428 DEEDWARR
01/25/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20210125-0010769

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29640

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 975,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Brunelle Amos & Lisa Melora Amos	JP MORGAN CHASE BANK, N.A.	MAP 102-14-0-
841 Clematis Drive	1111 POLARIS PKWY	PARCEL 060.00-CO
Nashville, TN 37205	COLUMBUS, OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert J. Terry and Patrick W. Terry**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Earl Brunelle Amos and Lisa Melora Amos, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 111 on the Plan of Crest Meade Section II of record in Plat Book 2331, Page 151 and 152, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the East margin of Shiloh Drive at the corner of Lots Nos. 111 and 112; thence with the line between said Lots, Easterly 211.4 feet to a point; thence Northerly 135 feet to the South margin of Clematis Drive; thence with the margin of the same, Westerly 150.8 feet to the beginning of a curve; thence around said curve Southwesterly 37.4 feet to the East margin of Shiloh Drive; thence with the margin of the same Southerly around a slight curve, 141.9 feet to the point of beginning.

Being the same property conveyed to Robert J. Terry and Patrick W. Terry by Warranty deed from Angela K. Drennan, unmarried, of record in Instrument No. 20190918-0094525 Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 18, 2019..

This property is not now and has never been the residence of the Grantors or their family; it is not a marital asset of either Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **841 Clematis Drive, Nashville, TN 37205.**

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 our hands this the 21st day of January, 2021.

Robert J. Terry

Patrick W. Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert J. Terry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of January, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick W. Terry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of January, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

