Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-412

Karen Johnson Davidson County
Batch# 582522 **DEEDWARR**
03/03/2021 09:58:09 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20210303-0027214

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Putnam

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of March, 2021

Notary Public

My Commission Expires
Commission Expires: May 24, 2021

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher Steven Beery 1533 White Tip Lane Antioch, TN 37013	New Owner	182-15-0C-038.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

David Oehlers and Edwina M. Oehlers, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Steven Beery, a single man

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 Unit No. 38, Lot 158, of the Townhomes of Clover Glen, Phase IB, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, Clover Glen, Phase IB, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to David A. Oehlers and Edwina M. Oehlers, husband and wife by Warranty deed from KVR Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200902-0099726 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 02, 2020.

Being also known as 1533 White Tip Lane 38 Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1533 White Tip Lane, Antioch, TN 37013

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 so 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.

Dated this the 1st day of March, 2021.

David Oehlers

Edwina M. Oehlers

STATE OF TN
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Oehlers and Edwina M. Oehlers** with whom ~~I am personally acquainted~~ KLS (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Cookeville, TN this 1st day of March, 2021.

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY

Notary Public
My Commission Expires: My Commission Expires May 24, 2021