Name and Address of New Owner:
William Roland L'Heureux and Michelle Leslie Michon- L'Heureux
341 Fairhaven Ct.
Newbury Park, CA 91320
Send Tax Bills To:
New Owners

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 584724 DEEDWARR
03/04/2021 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210304-0028365

Map & Parcel No: 062-02-0A-339.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jon J. Clausen and Nicole Marie Clausen, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Roland L'Heureux and Michelle Leslie Michon- L'Heureux, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 400 on the Plan of Final Plat River Trace Estates, Phase 2 - Section 6 of record in Plat at Instrument No. 20010605-0058138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon J. Clausen by Warranty deed from Carolyn Carter Wood, an unmarried woman, of record in Instrument No. 20180518-0047835 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 18, 2018. (Value of consideration shown in aforementioned deed $249,900.00.)

Being also known as 3104 Barksdale Harbor Drive Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2021.

_____(SEAL)
Jon J. Clausen

_____(SEAL)
Nicole Marie Clausen

STATE OF Tennessee
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jon J. Clausen and Nicole Marie Clausen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2021.

_____
Notary Public
My commission expires: 5-13-2021

DANIELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
24th day of February, 2021.

_____
Notary Public
My commission expires: 5-13-2021

DANIELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY

File No. 2021-1330

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON