Karen Johnson Davidson County
Batch# 595163 DEEDWARR
03/18/2021 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20210318-0036080

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233119

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $168,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2021.

Notary Public
My Commission Expires: 8/22/24

TAMMY MCCAULEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angela Michelle Grant 466 Claircrest Drive Antioch TN 37013	~~New Owner~~ United Security Financial Corp. 930 East 6400 South Murray, UT 84121	Tax Parcel ID No. 162 01 0B 021.00

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, **Susabelle T. Eggert, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Michelle Grant, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 21 on the Plan of Clairmont, Phase 1, a Planned Unit Development of record in Plat Book 6050, page 286, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Susabelle T. Eggert an unmarried woman by Warranty Deed from Jeanetta Toungette, unmarried, of record in Instrument No. 20081204-0117707, Register's Office for Davidson County, Tennessee, dated November 26, 2008 and recorded on December 04, 2008.

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 2021 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 Phase 1 Clairmont, as recorded in Plat Book 6050, Page(s) 286.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6988, Page 542 amended in Book 7269, Page 223, Book 7891, Page 590, Book 8027, Page 258, Book 8027 Page 261 and Book 8027, Page 264; supplement and amendment to the bylaws in Book 8108, Page 993 and Book 8251, Page 180.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6719, Page 701.

This is improved property located at 466 Claircrest Drive Antioch TN 37013.

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 16th day of March, 2021.

Susabelle T. Eggert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susabelle T. Eggert, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

True Copy Certification

I, **Kimberly Minter,** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Sheila Reburn,** a notary public for this county and state, **Kimberly Minter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-19-25

Notary Seal

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY