Karen Johnson Davidson County
Batch# 605651 DEEDWARR
04/01/2021 01:03:51 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20210401-0043274

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 29 day of March , A.D., 2021 , by and between

Celeste Cleaver and Scott Cleaver wife and husband

First Parties, and

Jennifer J. Senter, a married woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 711, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES A 1623 AND 1625 7TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVAT ELEMENTS, OF RECORD IN INSTRUMENT NO. 20180319-0025609, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WITH PLAT ATTACHED AS EXHIBIT "b" TO SAID DECLARATOIN; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

Being the same property conveyed to Celeste Cleaver and Scott Cleaver, wife and husband by Deed dated August 13, 2020 from Celeste Cleaver, formerly known as Celeste Simon and Scott Cleaver, wife and husband, recorded August 28, 2020, in Instrument Number 20200828-0097843, in the Official Records of Davidson County, Tennessee.

OWNER:
Jennifer J. Senter
711 Garfield Street
Nashville TN 37208

RESPONSIBLE TAXPAYER:
NEW OWNERS

CLT # 081084T00100CO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-3B3MR-21-711

MR-TRS-711

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Celeste Cleaver
Celeste Cleaver

× Scott Cleaver
Scott Cleaver

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Celeste Cleaver and Scott Cleaver wife and husband, with whom I am personally acquainted, 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, at office, this 11 day of January, 20 21.

✓
Notary Public

My Commission Expires: ✓ 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 670,000.00.

Affiant

STATE OF Tennessee, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 29th day of March, 2021.

Signature of Notary Public

Notary Seal

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

DANA DELWORTH
Printed Name of Notary

7/9/24
Commission Expiration