WARRANTY DEED



J-SB-RV-21-613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 608211 **DEEDWARR**
04/06/2021 02:20:06 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210406-0045149

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robert Voss	**LoanDepot.com, LLC, ISAOA/ATIMA**	
(NAME)	(NAME)	**147-10-0-093.00**
613 Durrett Dr	**26642 Towne Centre Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Foothill Ranch, CA 92610**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY DEAN CLAY AND WIFE, REGINA G. CLAY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT VOSS, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, inclusive, 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 Timothy Dean Clay and wife, Regina G. Clay by Warranty deed from Jonathan Jude Kornau and wife, Anne Marie Cianciolo of record in Book 7256, page 482, Register's Office for Davidson County, Tennessee, dated June 01, 1987 and recorded on June 03, 1987.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 82, 83 and 84, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **613 Durrett Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the saic tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF MARCH, 2021.

Timothy Dean Clay

Regina G. Clay

STATE OF KENTUCKY
COUNTY OF Lyon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY DEAN CLAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2021.

Notary Public
My Commission Expires: 2-25-2023
(SEAL)

KAREN E. BUSSELL
Notary Public
Kentucky - State at Large
Commission Number 618103
My Commission Expires Feb 25, 2023

STATE OF KENTUCKY
COUNTY OF Lyon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA G. CLAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2021.

Notary Public
My Commission Expires: 2-25-2023
(SEAL)

KAREN E. BUSSELL
Notary Public
Kentucky - State at Large
Commission Number 618103
My Commission Expires Feb 25, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212