Karen Johnson Davidson County
Batch# 613236 DEEDWARR
04/13/2021 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20210413-0048838

WARRANTY DEED

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Julee Ann Jaeb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-24-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julee Ann Jaeb	InterLinc Mortgage Services, LLC	Parcel ID: 126 16 0A 634.00
(NAME) 7413 Riverland Dr	(NAME) 5875 N. Sam Houston Pkwy. West, Suite 300	
(ADDRESS) Nashville TN 37221	(ADDRESS) Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeffery Clonce, a now married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julee Ann Jaeb, an unmarried woman,** 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 Lot No. 389 on the Plat of Riverwalk, Phase 4C, a Cluster Lot Development, of record as Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery Clonce, an unmarried man from Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007 by QuitClaim Deed dated October 1st, 2020 and recorded on March 24, 2021 in instrument no. 20210324-0039007 in Registers Office of Davidson County, Tennessee.

Being the same property conveyed to Jeffery Clonce, Trustee of the Whiskers revocable living Trust agreement dated July 13, 2007, by QuitClaim Deed from Jeffery Clonce, an unmarried man, of record in Instrument No. 20191213-0128978, in the Register's Office of Davidson County, Tennessee, dated November 18, 2019 and recorded on December 13, 2019.

Being the same property conveyed to Jeffery Clonce, an unmarried man, by QuitClaim Deed from Jeffery Clonce, Trustee of the Whiskers revocable living Trust agreement dated July 13, 2007, of record in Instrument No. 20191213-0128976, in the Register's Office of Davidson County, Tennessee, dated November 18, 2019 and recorded on December 13, 2019.

Being the same property conveyed to Jeffery Clonce, Trustee of the Whiskers revocable living Trust agreement dated July 13, 2007, by QuitClaim Deed from Jeffery Clonce, an unmarried man, of record in Instrument No. 20190416-0034792, in the Register's Office of Davidson County, Tennessee, dated April 04, 2019 and recorded on April 16, 2019.

Being the same property conveyed to Jeffery Clonce, an unmarried man, by QuitClaim Deed from Jeffery Clonce, Trustee of the Whiskers revocable living Trust agreement dated July 13, 2007, of record in Instrument No. 20190412-0033767, in the Register's Office of Davidson County, Tennessee, dated April 04, 2019 and recorded on April 12, 2019.

Being the same property conveyed to Jeffery Clonce, Trustee of the Whiskers revocable living Trust agreement dated July 13, 2007, by QuitClaim Deed from Jeffery Clonce, an unmarried man, of record in Instrument No. 20151214-0125731, in the Register's Office of Davidson County, Tennessee, dated December 05, 2015 and recorded on December 14, 2015.

Being the same property conveyed to Jeffery Clonce, an unmarried man, by QuitClaim Deed from Jeffery Clonce, Trustee of the Whiskers revocable living Trust agreement dated July 13, 2007, of record in Instrument No. 20151211-0124978, in the Register's Office of Davidson County, Tennessee, dated December 05, 2015 and recorded on December 11, 2015.

Being the same property conveyed to Jeffery Clonce, Trustee of the Whiskers revocable living Trust agreement dated July 13, 2007, by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20070725-0088178, in the Register's Office of Davidson County, Tennessee, dated July 13, 2007 and recorded on July 25, 2007.

***Amy Clonce, spouse of Jeffery Clonce joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7413 Riverland Drive, Nashville, TN 37221

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 do 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.

Witness our hands this 9 day of April, 2021

Jeffery Clonce

Amy Clonce

STATE OF FLORIDA

COUNTY OF SANTA ROSA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeffery Clonce and Amy Clonce,, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of April, 2021.

Notary Public

My Commission Expires: 8/26/2024

(SEAL)

BRITTANY BAUGHMAN
Notary Public - State of Florida
Commission # HH 36614
My Comm. Expires Aug 26, 2024

True Copy Certification

I, Christopher M. Corriveau, 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 herewith 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

