THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 614378 DEEDWARR
04/14/2021 09:23:46 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20210414-0049632

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
NANCY CLEPPE 4921 Bethesda Duplex Road College Grove, Tennessee 37049	Same	061-10-0-118.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY R. HOGAN A/K/A SHIRLEY R. HOGAN DAVIS, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto the said **NANCY CLEPPE, a married woman,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 15, as shown on the map entitled Maplewood Heights Subdivision for J. E. Saunders, of record in Plat Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SHIRLEY R. HOGAN, UNMARRIED, by deed from JAY E. HEAD AND WIFE, PEGGY S. HEAD, of record in Book 6853, Page 397, dated May 9, 1986, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$295,000.00**.
Subscribed and sworn to before me
this 1 day of April, 2021.
My Commission Expires: 12/03/2024

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 3851 Saunders Avenue, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant

that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 1 day of April, 2021.

SHIRLEY R. HOGAN A/K/A
SHIRLEY R. HOGAN DAVIS
A/K/A SHIRLEY H. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **SHIRLEY R. HOGAN A/K/A SHIRLEY R. HOGAN DAVIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY