NEW OWNER:
James McIntyre & Chelsey Martin Clegg
3925 Bridgeview Lane
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-148

MAP & PARCEL
141-06-0C-054.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 632673 DEEDWARR
05/10/2021 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20210510-0062660

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($330,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Doc Real Estate, LLC, a Utah Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **James McIntyre Clegg and Chelsey Martin Clegg, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat of Riverbridge Community, Phase 1B of record in Plat at Instrument No. 20030709-0094605, 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 Erik J. Nielsen and Mirjam Nielsen, husband and wife by Warranty deed from Shwan H. Ghafoor and wife, Azhar Abdulsattar of record in Instrument No. 20130522-0051524 Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 22, 2013. (Value of consideration shown in aforementioned deed $185,000.00.)

Being the same property conveyed to Daniel O. Clegg and Laurie M. Clegg, husband and wife by Warranty deed from Eric J. Nielsen and Mirjam Nielsen, husband and wife of record in Instrument No. 20190620-0059734 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 20, 2019. (Value of consideration shown in aforementioned deed $285,000.00.)

Being the same property conveyed to Doc Real Estate LLC by Quitclaim deed from Daniel O. Clegg and Laurie M. Clegg of record in Instrument No. 20190621-0060154 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 21, 2019. (Value of consideration shown in aforementioned deed $10.00.)

Being also known as 3925 Bridgeview Lane Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of May, 2021.

Doc Real Estate, LLC, a Utah Limited Liability Company

By: _____
Stephen M. Clegg, Manager

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Stephen M Clegg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **a member** of, **Doc Real Estate, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 4 day of **May**, 2021.

_____
NOTARY PUBLIC

My commission expires: 8/04/2024

JAYCIE BAIRD
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 08/04/2024
Commission # 713416

****

The actual consideration or value, whichever is greater, for this transfer is $ **330,000.00**.

AFFIANT

State of Utah,
County of Salt Lake.

Sworn to and subscribed to before me this 4 day of **May,** 2021, by Stephen M. Clegg.

NOTARY PUBLIC

My commission expires: 8/04/2024

JAYCIE BAIRD
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 08/04/2024
Commission # 713416

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731