Karen Johnson Davidson County
Batch# 634763 DEEDWARR
05/12/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $813.63
20210512-0064156

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $219,900.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2021

Notary Public
My commission expires: 3-13-

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Oscar V. Ascencio-Albanez	New Owner	**09614010900**
2929 Twin Lawn Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Donald E. Clements and Mary Clements, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oscar V. Ascencio-Albanez

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. 765 on the Map of Cloverhill Subdivision, Section II, as of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Krista L. Clements, unmarried, and Donald E. Clements, a married man, by Warranty Deed from Mark H. Leatherman and Donna M. Leatherman, both unmarried, dated December 22, 2005, of record in Instrument No. 20051227-0154117, Register's Office for Davidson County, Tennessee. Krista L. Clements has since died intestate on February 28, 2021, leaving Donald E. Clements and Mary Clements as her sole heirs at law as evidenced by Affidavits of Heirship of record in Instrument No 20210512006415 4 & Instrument No 20210512006415 5, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2929 Twin Lawn Drive, Nashville, TN 37214.

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 in 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.

Donald E. Clements Date: 5-5-21
Donald E. Clements

STATE OF WI

COUNTY OF LaCrosse

Personally appeared before me, a Notary Public of said County and State, Donald E. Clements, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of May, 2021.

Jeanine Jamesson
NOTARY PUBLIC

NOTARY PUBLIC JEANINE JAMESSON STATE OF WISCONSIN

My Commission Expires: 12-28-2022

Donald E. Clements Date: 5-5-21
Donald E. Clements

Mary Clements Date: 5-5-21
Mary Clements

STATE OF WI

COUNTY OF LaCrosse

Personally appeared before me, a Notary Public of said County and State, Donald E. Clements and Mary Clements, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of May, 2021.

NOTARY PUBLIC JEANINE JAMESSON STATE OF WISCONSIN

Jeanine Jamesson
NOTARY PUBLIC

My Commission Expires: 12-28-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY