WARRANTY DEED

Karen Johnson Davidson County
Batch# 637072 DEEDWARR
05/17/2021 09:39:25 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210517-0065831

R-SB-VRES-21-1402B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

HILLARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Lawrence Moeslein and Julie Frances Rockwell	NEW OWNER	
(NAME)	(NAME)	**072-10-4D-001.00-CO**
1402 B Otay Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JOSEPH CLEGG AND ALEXANDRIA CLEGG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD LAWRENCE MOESLEIN AND JULIE FRANCES ROCKWELL, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Unit No A together with private elements and limited common elements appurtenant thereto, as established by Declaration of Covenants, Conditions and Restrictions for 1402 Otay Street, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20170317-0026450, and being shown on Plat attached thereto as Exhibit "B", 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 Joseph Clegg and Alexandria Clegg, husband and wife by Warranty deed from Jona Development, LLC, a Tennessee limited liability company known as Jona Realty LLC of record in Instrument No. 20180918-0092261 Register's Office for Davidson County, Tennessee, dated September 12, 2018 and recorded on September 18, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170317-0026450, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 547, Page 32, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1402 B Otay Street, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said 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 13th DAY OF MAY, 2021.

Joseph Clegg

Alexandria Clegg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH CLEGG, 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 13th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDRIA CLEGG, 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 13th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

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