Karen Johnson Davidson County
Batch# 639295 **DEEDWARR**
05/19/2021 09:37:01 AM 2 pgs
Fees: $13.00 Taxes: $538.35

20210519-0067653

WARRANTY DEED

CLEMMONS-H21119

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF May, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James P. Clemmons and Vickey E. Clemmons	NEW OWNERS	044.05-0-131.00
104 Ensley Avenue	640 Corinth Rd	
Old Hickory, TN 37138	Portland, TN 37148	

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, I/we, SHARON CRAGUE AND HUSBAND, TOMMY CRAGUE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES P. CLEMMONS AND VICKEY E. CLEMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 60 as shown on map of the Subdivision of Rayon City, as of record in Book No. 843, Page 13, Register's Office of Davidson County.

Said Lot No. 60 fronts 52.7 feet along the easterly margin of Ensley Avenue (formerly Davis) and extends back between parallel line 135.4 feet along the northerly line and 118.8 feet along the southerly line to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Sharon Jett, solely by deed from Sharon Jett of record in Book 200802290020151, recorded on 02/29/2008, Register's Office for Davidson County, Tennessee.

Sharon Jett is N/K/A Sharon Crague and married to Tommy Crague.

( ) unimproved
This is (X) improved property known as 104 Ensley Avenue, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17th day of May, 2021 :

Sharon Crague

Tommy Crague

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named SHARON CRAGUE AND HUSBAND, TOMMY CRAGUE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 17th day of May, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023