GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00.**

Affiant

Subscribed and sworn to before me, this the 1 day of June, 2021.

Notary Public

My commission expires: 5-9-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TYLER KEITH CLENDENEN AND CAITLIN MITCHELL CLENDENEN	**NEW OWNER**	090-12-OS-001.00 CO
607 Croley Drive		
Nashville, TN 37209		

Karen Johnson Davidson County
Batch# 650426 DEEDWARR
06/07/2021 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20210607-0075875

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL LALLEMAND AND KRISTA LALLEMAND, HUSBAND AND WIFE,**

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

TYLER KEITH CLENDENEN AND CAITLIN MITCHELL CLENDENEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit A, as shown on the map entitled Declaration Establishing a Horizontal Property Regime (P.U.D.) for 607 A & B Croley Townhomes, of record in Instrument No. 20170227-0019160, 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 MICHAEL LALLEMAND AND KRISTA LALLEMAND, HUSBAND AND WIFE, by deed from TROY JOHNSON AND DANIELLE JOHNSON, HUSBAND AND WIFE, of record in Instrument No. 20190514-0045028, dated May 10, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

KRISTA LALLEMAND

State of Washington

County of King)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KRISTA LALLEMAND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of May, 2021.

Christi Wright Christi Wright
NOTARY PUBLIC
My Commission Expires: 4/17/2025

CHRISTI H WRIGHT
Notary Public
State of Washington
Commission # 165352
My Comm. Expires Apr 17, 2025

This is improved property known as 607 Croley Drive, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 1 day of June, 2021

MICHAEL LALLEMAND

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MICHAEL LALLEMAND,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 5. 9. 2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/1/2021 (date of document).

E Prophet

Affiant Signature

6/1/2021

Date

State of Tennessee

County of

Sworn to and subscribed before me this 1ST day of June, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: 7/5/2021

Notary's Seal

