Karen Johnson Davidson County
Batch# 650467 DEEDWARR
06/07/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20210607-0075922

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334085**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2021. Notary Public My Commission Expires: 9-22-2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

WARRANTY DEED

Address New Owner: Benjamin Foley and Bethany Hosford 1015 Burchwood Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-09-0-421.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David P. Clauss and Laura Clauss, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Foley and Bethany Hosford, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled A Resubdivision of Lot 28 and Part of Lots 27 and 29 on the Map of Burchwood, of record in Instrument No. 20131220-0128608, 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 DAVID P. CLAUSS and LAURA L. WEYRICK , AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , by deed from KRISTI M. HATCHELL AND JANET L. WULFF, A MARRIED COUPLE, of record in Instrument No. 20170512-0047115 , dated May 10, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 072-09-0-421.00.

Restrictive Covenants contained in instrument of record in Instrument no. 20200928-0111508, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20131220-0128608, said Register's Office.

This is improved property located at 1015 Burchwood Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2021.

David P. Clauss

Laura Clauss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David P. Clauss and Laura Clauss, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2021.

Notary Public

My Commission Expires: July 09, 2022

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Jennifer Harris, do hereby make oath that I am a licensed attorney and/or the 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 Rutherford

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

Notary's Signature

My Commission Expires: 11-21-2024
Notary' Seal (if on paper)

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY