Name and Address of New Owner:
Walter Louis Jensen, III and Justin Covington
1210 Cleves Street
Old Hickory, TN 37138

Send Tax Statements To:

New Owner

Karen Johnson Davidson County
Batch# 656751 **DEEDWARR**
06/15/2021 09:56:10 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210615-0080287

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21051274

Map and Parcel: 053 03 0 039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Walters and Morgan Walley, husband and wife** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Walter Louis Jensen, III and Justin Covington**, 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, and being all of Lot No. 248, Plan of Section B, Village of Old Hickory, according to survey and plat of same appearing of record in Book 1424, page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Frank T. Clauser by Cash Deed for Tennessee filed for record on November 7, 2003 in Instrument Number 20031107-0163870, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Adam Walters and Morgan Walley husband and wife by Warranty Deed filed for record on December 1, 2020 in Instrument Number 20201201-0139500, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Village of Old Hickory of record in Book 2012, page 180 and Book 2447, page 151; All matters as set forth per Book 1424, page 67, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1210 Cleves Street, Old Hickory, TN 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 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, 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.

WITNESS our hand this 11th day of June, 2021.

Adam Walters

Morgan Walley

State of Tennessee

County of Rutherford

Personally appeared before me, Adam Walters and Morgan Walley with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of June, 2021.

Notary Public
My Commission Expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00.

Affiant Signature

Subscribed and sworn to before me, this 11th day of June, 2021.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023