WARRANTY DEED

Karen Johnson Davidson County
Eatch# 670184 **DEEDWARR**
07/02/2021 11:14:43 AM 2 pgs
Fees: $13.00 Taxes: $1,914.09

20210702-0090018

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,321.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of June 2021.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Van Cleve	NEW OWNER	146 15 0 078.00
(NAME)	(NAME)	
632 Rochelle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 considerations, the receipt of which is hereby acknowledged, I **Haley D. Elliott, a single woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jonathan Richard Van Cleve and Kristen Leigh Van Cleve, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in the County of Davidson in the State of Tennessee

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Haileywood Estates, Section II, as of record in Plat Book 2331, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description thereof.

Being the same property conveyed to Haley D. Elliott, a single woman by Warranty Deed from George E. Jackson and Bettye R. Jackson, husband and wife, dated 05/30/2019 and recorded 06/04/2019, of record in Instrument 201906040053232, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 632 Rochelle Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 30th day of June 2021.

Haley D. Elliott by Blake Harris Reynolds, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Blake Harris Reynolds** , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Haley D. Elliott** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Haley D. Elliott** and is authorized by **Haley D. Elliott** to execute this instrument on her behalf.

This the 30th day of June, 2021.

Notary Public

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires: July 24, 2023

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027