Karen Johnson Davidson County
Batch# 682714 DEEDWARR
07/23/2021 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210723-0099232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 7-6-22

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Vanston and Susan W. Vanston	New Owner	18700006800
(NAME) 6627 Burkitt Road	(NAME)	
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

REBECCA CLEMENTO AND ANTHONY CLEMENTO, WIFE AND HUSBAND,

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

MARK J. VANSTON AND SUSAN W. VANSTON, 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, TO-WIT:

Land in 5th Civil District of Davidson County, Tennessee, being Tract No. 4 on the division of Robert L. McFarlin Property, not of record and being described according to a survey by John Kohl, Surveyor, dated November 20, 1984 as follows:

Beginning at an iron pin set on the southerly margin of Burkitt Road, (25 feet south of the centerline), said point of beginning being 635.33 feet easterly from the northeast corner of the Gordon Wheeler land of record in Book 3705, page 85, Register's Office for Davidson County, Tennessee; thence with said margin South 83 degrees 41' 45" East 111.61 feet to an iron pin; thence South 86 degrees 31' 43" East 88.46 feet to an iron pin; thence leaving the margin of said Road South 04 degrees 35' 14" West 1508.61 feet to an iron pin; thence South 85 degrees 24' 46" East 421.83 feet to an iron pin; thence South 05 degrees 52' 27" East 704.72 feet to an iron pin in the north line of William Guthrie land of record in Book 4966, at Page 332, Register's Office for Davidson County, Tennessee; thence with said line North 85 degrees 20' 48" West 412.55 feet to an iron pin; thence North 85 degrees 51' 38" West 201.46 feet to an iron pin; thence leaving Guthrie's line North 04 degrees 47' 39" East 2215.89 feet to the point of the beginning, containing 17.06 acres, more or less.

Being the same property conveyed to Rebecca Wald and Anthony Clemento, As Joint Tenants with the Right of Survivorship and not as Tenants in Common by Deed dated April 20, 2004 from David M. Windle, married, and wife Jennifer Windle, recorded April 27, 2004, in Instrument Number 20040427-0047767, in the Official Records of Davidson County, Tennessee. The said Rebecca Wald having since married Anthony Clemento and is now known as Rebecca Clemento.

LT&E File #18178

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 6627 Burkitt Road, Nashville, TN 37013

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 representatives, 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 my/our hand(s) this 21st day of July, 2021

Rebecca Clemento

Anthony Clemento

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of July, 2021, before me personally appeared Rebecca Clemento and Anthony Clemento, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: Aug 14 2023

Commonwealth of Pennsylvania - Notary Seal
PETRA PEREZ, Notary Public
Montgomery County
My Commission Expires August 14, 2023
Commission Number 1235956

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1289634

LT&E File #18178

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 7/21/21.

Kimberly D Hicks
Affiant
Date: 7/21/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of July, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON