THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30490	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **247,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021. Notary Public MY COMMISSION EXPIRES: 03-17-24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 689217 DEEDWARR
08/03/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20210803-0104001

SHELLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Clement & Kevin Clement	NEW OWNERS	MAP 142-05-0B-
8300 Sawyer Brown Road J302		PARCEL 051.00-CO
Nashville, TN 37221		
(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, I, **Lisa G. Von Haeger, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Clement and Kevin. Clement, wife and husband**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-302 together with designated Carport No. J-302-C of River Plantation, Section Three, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104 and 105, said Register's Office, to which reference is hereby made for a more complete description, together with said apartment's appurtenant undivided interest in the general and limited common elements of the condominiums.

Being the same property conveyed to Lisa G. Von Haeger, a single person by Warranty deed from Lauren Davidson, a single person of record in Instrument No. 20121009-0092349 Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on October 09, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 4675, Page (s) 75 through 77, inclusive, amended in Book 4675, Pages 102 through 105, inclusive and Book 4460, Page 200; (3) the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Three, of record in Book 4784, Page 464, Book 4784, Page 482 and Book 5785, Page 180; (4) Grant of easement of record in Instrument Number 20121114-0104719; (5) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8300 Sawyer Brown Road J302, Nashville, TN 37221.**

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 hand this the 30th day of July, 2021.

Lisa G. Von Haeger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa G. Von Haeger** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

Certificate of Authenticity

I, Jamika Jones, 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 7/30/2021.

Date

Jamika Jones

Affiant Signature

8/2/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2ND day of AUGUST, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY