(1)

# WARRANTY DEED

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$305,000.00.**

Thomas McC
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 689228 **DEEDWARR**
08/03/2021 09:32:44 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210803-0104016

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Thomas McClendon<br>1404 White Dutch Lane<br>Antioch, TN 37013 | Success Mortgage Partners, Inc.<br>541 N. Mount Juliet Rd, Ste. 2303-C<br>Mount Juliet, TN 37122 | 182-15-0C-020-00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Katherine Crump, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas McClendon, single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 9 of the Townhomes of Clover Glen, Phase 1A Lot 21, a Planned Unit Development, as shown on Exhibit "A" of the Declaration Of Covenants, Conditions and Restrictions for the Townhomes Of Clover Glen a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, coowners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A" to said Declaration appearing in Instrument Number 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Katherine Crump, a single woman, by Warranty Deed from KVR Homes, LLC, a Tennessee Limited Liability Company, dated 08/01/2019 and recorded 08/02/2019, of record in Instrument 20190802007647 3, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1404 White Dutch Lane, Antioch, 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 hand this the 30th day of July, 2021.

Katherine Crump

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Katherine Crump, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

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

Notary Public

My Commission Expires:

(SEAL)

JAN A. COSTELLO
NOTARY
PUBLIC
CONNECTICUT