Karen Johnson Davidson County
Batch# 689790 DEEDWARR
08/04/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210804-0104761

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 06-02-25
File No. G21-13365

Whitney McElroy
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mallory Klotzback (NAME)	SAME AS NEW OWNER (NAME)	173 06-0B-064-00-CO
2341 Somerset Valley Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Austin Jett and Taylor Jett, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mallory Klotzback, an unmarried woman,** 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, being Lot No. 64 on the plan of Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, as shown on the plat of record in Instrument No. 20120912-0082696, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Austin Jett and Taylor Jett, husband and wife, by Warranty Deed from Allison N. Schroeder and Anthony Oliva, as joint tenants with right of survivorship, dated 6/14/2019 and recorded 6/19/2019 in Instrument No. 20190619-0059100, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2341 Somerset Valley Drive, 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. Whenever 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 2nd day of August, 2021.

Austin Jett

Taylor Jett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2021, before me personally appeared Austin Jett, Taylor Jett and , 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 2nd day of August, 2021.

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires: 8-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Andrew Sinore, 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 August 2, 2021 (date of document).

Affiant Signature

August 2, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 2ND day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

