Karen Johnson Davidson County
Batch# 693835 DEEDWARR
08/10/2021 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20210810-0107540

Name and Address of New Owner:
Bryan Kluge
1100 Woodbury Falls Court
Nashville, TN 37221

Send Tax Bills To:
Bryan Kluge
1100 Woodbury Falls Court
Nashville, TN 37221

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 128 12 0C 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Loren Marie Meens, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryan Kluge, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1100, on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050216-0017693, and Amended in Instrument No. 20060310-0028278 and Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Loren Marie Meens, an unmarried person, by Warranty Deed from Meghann Wilson FKA Meghann Underwood and Jonathan Wilson, wife and husband, of record in Instrument No. 20150925-0097481, in the Register's Office of Davidson County, Tennessee, dated September 23, 2015 and recorded on September 25, 2015.

This is Improved Property known as 1100 Woodbury Falls Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of August, 2021.

_____(SEAL)
Loren Marie Meens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2021, before me personally appeared Loren Marie Meens, 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 9th day of August, 2021.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-1-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of August, 2021.

Notary Public
My commission expires:
File No. 2021-3162

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on August 9, 2021 (date of document).

Affiant Signature

8/9/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of August, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)