Karen Johnson Davidson County
Batch# 698714 DEEDWARR
08/17/2021 09:57:31 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40

20210817-0110866

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-02395

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth R. Haynes and Katherine A. Walsh 416 Owendale Dr Antioch, TN 37013	New Owner	150 05 0 045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Joseph Vancleave and Karen Sue Vancleave, husband and wife** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elizabeth R. Haynes unmarried woman and Katherine A. Walsh unmarried woman, joint tenants with right of survivorship**, hereinafter called the Grantees, their successors 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. 203 on the Plan of Section II, Cherry Hills of record in Plat Book 3700, Page 143, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael Joseph VanCleave and wife, Karen Sue VanCleave, by Warranty Deed from Larry W. Riley, Sr. and wife, Glenda Riley, of record in Book 7899, Page 229 in the Register's Office of Davidson County, Tennessee, dated July 26, 1989 and recorded on July 28, 1989.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 416 Owendale Dr, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of August, 2021

Michael J. Vancleave

Karen S. Vancleave

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 16 day of August, 2021, before me personally appeared Michael J. Vancleave and Karen S. Vancleave, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY