Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Name and Address of New Owner:
Murray Huber and Carol Huber

Send Tax Bills To:
Murray Huber and Carol Huber
Same

Pinnacle Bank
150 3rd Avenue South, Suite 1000
Nashville, TN 37201

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 703279 DEEDWARR
08/24/2021 10:21:13 AM 6 pgs
Fees: $33.00 Taxes: $2,053.50
20210824-0114099

Map & Parcel No: 180-02-0A-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, **Gregory R. McClellan and Charmaine McClellan, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Murray Huber and Carol Huber, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory R. McClellan, a married man by Deed dated August 2, 2006 from Drees Premier Homes, Inc., an Ohio Coproration, recorded August 7, 2006, in Instrument Number 20060807-0096390, in the Official Records of Davidson County, Tennessee.

This is __X__ improved _____ unimproved property also known as 7180 Holt Run Drive Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 20th day of August, 2021.

_____(SEAL)
Gregory R. McClellan

_____(SEAL)
Charmaine McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of August, 2021, before me personally appeared Gregory R McClellan and Charmaine McClellan, 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.

See Attached

Witness my hand, at office, this 20th day of August, 2021.

_____
Notary Signature
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On Aug 1st 19, 2021 before me, Betty Jean Ruth Notary Public, personally appeared Charmaine McClellan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he,~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Notary Public

BETTY JEAN RUTH
COMM. # 2355898
NOTARY PUBLIC ●CALIFORNIA
RIVERSIDE COUNTY
Comm. Exp. APR. 28, 2025
MGC1 MGC1

(Notary Seal)

OPTIONAL INFORMATION

The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgement performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. ***An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.***

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
(Title of document)

Number of Pages 3 (Including acknowledgment)

Document Date N/A

CAPACITY CLAIMED BY SIGNER

X Individual
____ Corporate Officer
____ Partner
____ Attorney-In-Fact
____ Trustee
____ Other: ____

MMXV H.WARDALE 925.786.8909 www.TotallyNotary.net

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 20th day of August, 2021.

SEE ATTACHED
NOTARIAL CERTIFICATE

_____(SEAL)
Gregory R. McClellan

_____(SEAL)
Charmaine McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of August, 2021, before me personally appeared Gregory R McClellan and Charmaine McClellan, 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 20th day of August, 2021.

_____
Notary Signature
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento }

On 19 August 2021 before me, Alexandria N. Green (Notary Public)
Date *Here Insert Name and Title of the Officer*

personally appeared Gregory R. McClellan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

ALEXANDRIA N. GREEN
COMM. # 2355483
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires APR. 24, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alexandria N. Green
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $555,000.00, 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
20th day of August, 2021.

Notary Public
My commission expires: 9-30-2024
File No. 2021-338

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY