Karen Johnson Davidson County
Batch# 705738 DEEDWARR
08/27/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.80
20210827-0115830

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Allen Coker
Jacqueline Seco
4384 Oakcrest Lane
Hermitage, TN 37076

SEND TAX BILL TO:
Capstar Bank
2002 Richard Jones Road
Ste. 300A
Nashville, TN 37215

MAP/PARCEL 086-04-0A-082.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas M. Clunan and Karen D. Clunan, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Allen Neill Coker and Jacqueline Marie Seco, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Revised Addition to Phase 2B Oakcrest of record in Plat Book 7900, Page 253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas M. Clunan and wife, Karen D. Clunan by Warranty deed from Frank Batson Homes, Inc. of record in Book 8452, page 925, Register's Office for Davidson County, Tennessee, dated September 27, 1991 and recorded on September 30, 1991.

This is improved property known as: **4384 Oakcrest Lane, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 23rd day of August, 2021.

WITNESS MY HAND on this the 23rd day of August, 2021.

Douglas M. Clunan

Karen D. Clunan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Douglas M. Clunan and Karen D. Clunan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of August, 2021.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3/2/2025

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $431,026.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of August, 2021.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3/2/2025

File No: 210595

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 23, 2021.

Tracey Trumphour
Affiant
Date: 8-23-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of August, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY