Karen Johnson Davidson County
Batch# 709637 DEEDWARR
09/03/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20210903-0118659

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02591

Address of New Owner:	Send Tax Bills to:	Tax Information:
James R. Clemmons and Helena F. Clemmons 2521 Pennington Bend, Unit 216 Nashville, TN 37214	Community Mortgage 142 Timber Creek Dr. Cordova, TN 38018	052 14 0A 030.00

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, **Jason D. Pack and wife, Janella R. Pack and Donnie J. Pack, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James R. Clemmons and wife, Helena F. Clemmons**, 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:

> Being Unit No. 30 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, and Plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee together with common elements.
>
> Being the same property conveyed to Jason D. Pack, a one-third undivided interest with right of survivorship and wife, Janella R. Pack, a one-third undivided interest with right of survivorship and Donnie J. Pack, by Quitclaim Deed from Donnie J. Pack, of record in Instrument No. 20170614-0059443, in the Register's Office of Davidson County, Tennessee, dated June 7, 2017 and recorded on June 14, 2017.

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: 2521 Pennington Bend, Unit 216, Nashville, TN 37214

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 31st day of August, 2021

Jason D. Pack

Janella R. Pack

Donnie J. Pack

STATE OF FLORIDA

COUNTY OF Brevard

On this 31 day of Aug, 2021, before me personally appeared Jason D. Pack and Janella R. Pack and Donnie J. Pack, 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: 03/10/2023

Notary Public State of Florida
Julia Cleary
My Commission GG 309828
Expires 03/10/2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi M Johnston *(custodian's name)*, 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 31, 2021 *(date of document)*.

Custodian's Signature 9/1/2021 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1st day of September, 2021.

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____