Karen Johnson Davidson County
Batch# 728146 DEEDWARR
09/30/2021 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20210930-0131899

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON
The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Affiant

Subscribed and sworn to before me, this the ~~24th~~ 27th day of September, 2021.

Notary Public

My commission expires: 9/16/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Claburn Michael Gunter	New Owner	**061-10-0-118.00**
3851 Saunders Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nancy Cleppe, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claburn Michael Gunter, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 15, as shown on the map entitled Maplewood Heights Subdivision for J.E. Saunders, of record in Plat Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Shirley R. Hogan, unmarried by Warranty deed from Jay E. Head and wife, Peggy S. Head of record in Book 6853, page 397, Register's Office for Davidson County, Tennessee, dated May 09, 1986 and recorded on May 12, 1986.

Being the same property conveyed to Nancy Cleppe, a married woman by Warranty deed from Shirley R. Hogan A/K/A Shirley R. Hogan Davis, an unmarried woman of record in Instrument No. 20210414-0049632 Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on April 14, 2021.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 3851 Saunders Avenue, Nashville, TN 37216.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 24th day of September, 2021:

Nancy Cleppe

Nancy Cleppe

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

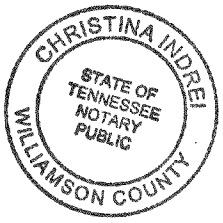
Personally appeared before me, a Notary Public of said County and State, Nancy Cleppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 24th day of September, 2021.

My Commission Expires: 8/10/25

Christina Indrei

Notary Public



$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 9-27-21.

Tracey Trumphour
Affiant
Date: 9-27-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27th day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY