When recorded, return to:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14100-RL-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$640,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2021.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 731420 DEEDWARR
10/07/2021 12:05:19 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20211007-0134923

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alysa Vanderheym 1812 Cloverleaf Drive Nashville, TN 37216	Alysa Vanderheym 1812 Cloverleaf Drive Nashville, TN 37216	072 12 0 298.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Jase P. Rader and Allison S. Rader, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Alysa Marie Vanderheym, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 133 on the Plan of Section Two Burchwood Gardens, as of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

Said lot fronts 106 feet on the Westerly side of Cloverleaf drive and runs back 121.43 feet on the Northerly line and 177.25 feet on the Southerly line to a dead line, which is a broken line, on which it measures 102.53 feet.

Being the same property conveyed to Jase P. Rader and Allison S. Rader, husband and wife, by Warranty Deed from Hong Ja Coggins, an unmarried woman, of record in Instrument No. 20190522-0048431, in the Register's Office of Davidson County, Tennessee, dated May 20, 2019 and recorded on May 22, 2019.

This is improved property located at: **1812 Cloverleaf Drive, Nashville, TN 37216**.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2021.

GRANTOR:

Jase P. Rader

Allison S. Rader

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jase P. Rader and Allison S. Rader, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of October, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22