THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31181

Karen Johnson Davidson County
Batch# 751464 DEEDWARR
11/09/2021 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20211109-0149198

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaylin M. Charlton	New Owner	MAP 147-10-0-
5025 West Durrett Drive		PARCEL 043.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Randal J. Clinker and Bobbie L. Wyckoff, married to each other**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaylin M. Charlton, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the Northeast margin of Briarwood Drive, the common corner of Lot Nos. 287 and 288; thence, with the dividing line between Lot Nos. 287 and 288; Northeastwardly 126.05 feet; thence, with the dividing line between Lot Nos. 288 and 289, Southeastwardly 118.9 feet to a point in the Northwest margin of West Durrett Drive; thence, with said margin of said Drive, Southwestwardly 107 feet to a concrete monument; thence, to the right around a curve, 39.27 feet to a concrete monument in the Northeasterly margin of Briarwood Drive; thence, with said margin of said Drive, Northwardly 11.91 feet to a concrete monument and continuing with said margin of said Drive, Northwardly 101.09 feet to the point of beginning

Being the same property conveyed to Randal J. Clinker and Bobbie L. Wyckoff, both unmarried by Warranty deed from Timothy C. Bays and wife, Barbara J. Bays of record in Book 11045, page 52, Register's Office for Davidson County, Tennessee, dated July 30, 1998 and recorded on July 31, 1998. Randal J. Clinker and Bobbie L. Wyckoff are now married to each other

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5025 West Durrett Drive, Nashville, TN 37211.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 29th day of October, 2021.

Randal J. Clinker

Randal J. Clinker

Bobbie L. Wyckoff

Bobbie L. Wyckoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randal J. Clinker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bobbie L. Wyckoff** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Christie Daniels, 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 October 29, 2021.

Date

Christie Daniels

Affiant Signature

November 3, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of November, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY