NEW OWNER:
Jacquelyn S. Dalton
5440 Village Way
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-426

MAP & PARCEL
161-10-0A-018.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 756285 DEEDWARR
11/16/2021 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20211116-0152627

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS ($360,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kyle McClain, a single man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Jacquelyn S. Dalton and Jared Dalton, wife and husband** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Phase One, Villages of Brentwood of record in Plat Book 5200, Page 613, 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 Kyle McClain, a single man by Warranty deed from Ardrea J. Ondera, an unmarried woman of record in Instrument No. 20141118-0106145 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 18, 2014.

Being also known as 5440 Village Way Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 8 day of November, 2021.

Kyle McClain

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kyle McClain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of November, 2021.

NOTARY PUBLIC

My commission expires: 10-26-25

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **360,000.00**.

AFFIANT

Sworn to and subscribed to before me this 9th day of November, 2021.

NOTARY PUBLIC

My commission expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

Certificate of Authenticity

I, **Doné Oglesby**, 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 **November 8, 2021**.

Date

Affiant Signature

11/11/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **11th** day of **November**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY