Karen Johnson Davidson County
Batch# 759195 DEEDWARR
11/22/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211122-0154908

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0843

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steve Pharr and Lunette Pharr		Map: 155080C09000CO
(NAME)	(NAME)	
7233 Wild Apple Court	New Owner	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES SCOTT CLENDENING AND PAMELA D. CLENDENING, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVE PHARR AND LUNETTE PHARR, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 all of Lot No. 90, on the Plan of Poplar Creek Estates, Phase 2, all of record in Book 6900, Pages 339 through 347, as amended in Book 7900, Pages 888 & 889, and further amended of record in Instrument No. 20010911-0098418, (changing Lot. 175) to common area), said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Scott Clendening and Pamela D. Clendening, husband and wife, by deed from French River Development Company LLC, a Tennessee limited liability company, of

record in Instrument No. 20020926-0117242, dated September 19, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 339-347, amended in Book 7900, Pages 888 and 889, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20011017-0113305, in the Register's Office for Davidson County, Tennessee; (4) Easement to Harpeth Valley Utilities District of record in Book 6613, Page 533, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Book 6613, Page 705 and Book 7099, Page 299, in the Register's Office for Davidson County, Tennessee; (6) Charter for Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee; (7) All matters of record in Instrument No. 20010911-0098418, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 9472, Page 824, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 7013 Collinswood Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 16th day of November, 2021.

James Scott Clendening

Pamela D. Clendening

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 James Scott Clendening and Pamela D. Clendening, 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 and official seal this, 16th day of November, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 16, 2021.

Tori Cole

Affiant Signature

Date: 11/16/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 16, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

