Karen Johnson Davidson County
Batch# 761369 DEEDWARR
11/29/2021 08:29:30 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20211129-0156694

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/19/24

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

G-RR-21-1114

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jonathan Dean Clendenen and Susan Gregory Clendenen** | CapStar Bank | |
| (NAME) | (NAME) | **061-03-0-201.00** |
| **1114 Haysboro Avenue** | 2002 Richard Jones Rd #300A | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **LILIANA WAGNER AND JOHANN A. HOLZEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN DEAN CLENDENEN AND SUSAN GREGORY CLENDENEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the map of Haysboro Estates, not of record, and being a subdivision of a part of the Timberlake Subdivision, not of record in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the south margin of Haysboro Road, at the corners of Lots Nos. 5 and 6; thence with the line between said lots, southerly 202.2 feet to a point; thence easterly 85 feet to the corner of Lot 7; thence with the line between Lots Nos. 6 and 7, northerly 202.2 feet to the south margin of Haysboro Road; thence with the margin of the same, westerly 85 feet to the point of beginning.

Being the same property conveyed to Liliana Wagner and Johann A. Holzen by Warranty deed from David E. Brown and Mona F. Brown, husband and wife of record in Instrument No. 201900220-0015290 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019. Scrivener's Affidavit recorded on April 15, 2019 in Instrument No. 20190415-0034296.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Right-of-Way of Haysboro Road.
- Easement for sanitary sewers and/or storm drainage of record in Book 4178, Page 427, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1114 Haysboro Avenue, Nashville, Tennessee 37216**.

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 hand(s) this the 19th DAY OF NOVEMBER, 2021.

Liliana Wagner

Johann A. Holzen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I Lisa Allard, 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 19, 2021.

Lisa Allard, Affiant — November 19, 2021

**State of Tennessee** **County of Williamson**
Sworn to and subscribed before me this November 19, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024