WARRANTY DEED

Karen Johnson Davidson County
Batch# 769261 DEEDWARR
12/07/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211207-0162031

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/01/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/4/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4388

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael McClanahan and Danielle Dami	New Owner	150-06-0-057-00
2888 Lera Jones Drive		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Christopher Simmons and Connie Simmons, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael McClanahan, a single man and Danielle Dami, a single woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being all of Lot No. 44 on the Plan of Section one, Percy Priest Meadows Subdivision, of Record in Plat Book 4675, Page 110, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete and accurate description.

Being the same property conveyed to Christopher Simmons by Special Warranty deed from Fannie A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 201107060051625 Register's Office for Davidson County, Tennessee, dated June 23, 2011 and recorded on July 06, 2011.

Being the same property conveyed to Christopher Simmons and Connie Simmons, husband and wife by Quitclaim deed from Christopher Simmons of record in Instrument No. 20160106-0001239 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on January 6, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2888 Lera Jones Drive Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on December 1, 2021}.

Christopher Simmons

Connie Simmons

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christopher Simmons and Connie Simmons, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 1, 2021.

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2021-4388

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Diane March,** 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 this the 1st day of December, 2021.

Affiant Signature
Date 12/01/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

