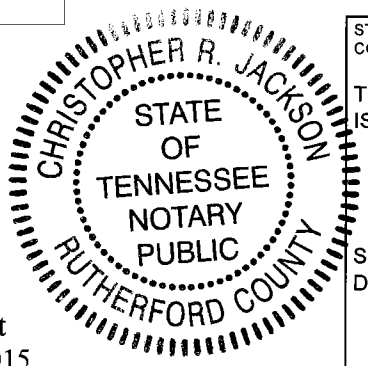
Karen Johnson Davidson County
Batch# 771776 DEEDWARR
12/10/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20211210-0164291



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF December, 2021.

NOTARY PUBLIC
My Commission expires: February 10, 2023

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21110030

Address of New Owner	Send Tax Bills To:	Tax Information:
Elise M. Lamoureux-St. Germain 1209 Winter Breeze Court Nashville, TN 37221	Same	141-07-0B-157.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Clayton E. Zimmer and Andrea C. Zimmer, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elise M. Lamoureux-St. Germain, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Somerset Farms, Section 4, Phase 3, of record in Plat Book 9700, Page 460, 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 Clayton Zimmer and Jacquelyn Zimmer, Husband and Wife, by Warranty Deed from Christopher A. Bradley and Ashley M. Bradley, Husband and Wife, dated 06/17/2016 and recorded on 06/20/2016 in Instrument No. 20160620-0062751, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Clayton E. Zimmer, an unmarried man, by Quitclaim Deed from Jacquelyn Zimmer, an unmarried woman, dated 01/05/2018 and recorded on 01/17/2018 in Instrument No. 20180117-0004833, RODCT. Further being the same property conveyed to Clayton E. Zimmer and Andrea C. Zimmer, Husband and Wife, by Quitclaim Deed from Clayton E. Zimmer, a married man, dated 06/22/2020 and recorded on 07/16/2020 in Instrument No. 20200716-0077894, RODCT.

**Clayton E. Zimmer and Clayton Zimmer is one and the same person.

This is property generally located:

1209 Winter Breeze Court, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 9700, Page 460, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, and By-Laws, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8556, Page 11, and amended in Book 9383, Page 526, and re-recorded in Book 9662, Page 869, and amended in Book 11433, Page 936, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Clayton E. Zimmer and Andrea C. Zimmer** has/have caused this instrument to be executed, this the 7th day of December 20 21.

Clayton E Zimmer

Clayton E. Zimmer

Andrea Zimmer

Andrea C. Zimmer

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Clayton E. Zimmer and Andrea C. Zimmer,** 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.

This the 7 day of December, 2021.

My commission Expires: _____

HUNTER SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. Feb. 21, 2022
COUNTY OF WILLIAMSON

NOTARY PUBLIC

202112100164291

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 December 6, 2021

Affiant Signature

December 6, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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