ADDRESS NEW OWNERS and
SEND TAX BILLS:
VERNON CLEMONS and
ROBBIN CLEMONS
570 Green Lane
Whites Creek, TN 37189

Karen Johnson Davidson County
Batch# 772505 DEEDWARR
12/13/2021 10:47:51 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20211213-0164559

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
49 14 A/12CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, TRENTON T. CHANCE, a married man, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to VERNON CLEMONS and ROBBIN CLEMONS, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Being all of Lot No. 12, on the plan of Vista, according to plat and survey appearing of record in Instrument Number 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
> Being the same property conveyed to Trenton T. Chance, married man, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation, dated November 3, 2017 and recorded November 8, 2017 in Instrument No. 2017118-0114927, Register's Office for Davidson County, Tennessee.
> Erika Gyselle Chance joins in this conveyance, to convey any marital interest she has in the property.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 570 Green Lane, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 9th day of December, 2021.

TRENTON T. CHANCE

ERIKA GYSELLE CHANCE

STATE OF Illinois
COUNTY OF Franklin

Personally appeared before me, the undersigned Notary Public of said county, TRENTON T. CHANCE and ERIKA GYSELLE CHANCE, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: June 4th, 2023

NANCY M HOBSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 4, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $435,000.00.

AFFIANT

Subscribed to and sworn before me, this the 10th day of December, 2021.

NOTARY PUBLIC

My Commission Expires:

GINGER A DICKEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-15-2025

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989