Karen Johnson Davidson County
Batch# 777932 DEEDWARR
12/22/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20211222-0168822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 21-CD-805

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Samuel Warren Needham and Regina Miller Needham,	Samuel Warren Needham and Regina Miller Needham,	12910007100
(NAME) 6694 Clearbrook Drive	(NAME) 6694 Clearbrook Drive	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Eighty-Five Thousand And No/100 Dollars ($785,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT W. ABERNATHY AND KATHERINE D. ABERNATHY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL WARREN NEEDHAM AND REGINA MILLER NEEDHAM, 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 Lots Nos. 39 and 40 on the Plan of Section One, West Meade Park, as of record in Book 2900, page 104, Register's Office for said County, described as follows:

BEGINNING in the West margin of Clearbrook Drive at the corner of lots 38 and 39; thence south with said Drive, 90 feet to a monument; thence around a slight curve in a southerly direction 43.2 feet to a monument continuing with said Drive in a southeasterly direction 76.18 feet to the corner of lots 27 and 40; thence along the diving line of there lots, in a southwesterly direction 314.6 feet, thence west 135 feet to a point; thence north along the rear line of lots 39 and 40, 434.5 feet to the corner of lots 39 and 38; thence east with the dividing line of said lots, 350 feet to the point of beginning.

Being the same property conveyed to Robert W. Abernathy, unmarried, by Warranty Deed, from Ronald M. Wilson and spouse, Linda C. Wilson, dated October 13, 1995, recorded October 16, 1995, of record in Book 9828, page 102, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6694 Clearbrook Drive, Nashville, TN 37205
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 15 day of December, 2021.

Robert W. Abernathy

Katherine D. Abernathy

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of December, 2021, before me personally appeared Robert W. Abernathy and Katherine D. Abernathy, husband and wife, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 15 day of December, 2021.

Commission Expires: _____

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/17/2021 (date ~~of document~~).

Affiant Signature

12/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025