Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-1-686

WARRANTY DEED

Karen Johnson Davidson County
Batch# 779258 DEEDWARR
12/23/2021 11:39:27 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20211223-0169787

File No. LG-21-1458

SUSAN HARVILLE NOTARY PUBLIC TENNESSEE My Comm Exp. June 25, 2022 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Childers	New Owner	
(NAME)	(NAME)	
248 Jackson Meadows Drive, Unit B		P/O 064-15-0-034.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Richard Van Kluyve, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Childers, married** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium unit located in Davidson County, Tennessee, being further described as follows: Being Unit B, Jackson Meadows Commercial Land Condominium, a Condominium created under Title 66, Chapter 27, Sections 201, et. seq., as amended, Tennessee Code Annotated, and as established by a Declaration and Bylaws appended thereto of record in 20211223-0169785, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit described in said Declaration and Bylaws. Reference is hereby made to the Plan of Jackson Meadows Land Condominium, established pursuant to said Declaration, at Exhibit D, said Register's Office, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Emily Lane Place, LLC, a Tennessee Limited Liability Company by Warranty deed from Southeastern Dental Group-Hendersonville, P.L.C of record in Instrument No. 20051216-0151141 Register's Office for Davidson County, Tennessee, dated December 14, 2005 and recorded on December 16, 2005, and Re-Recorded in Instrument No. 20060118-0006562.

Being the same property conveyed to Richard Van Kluyve, a married man, by Quitclaim Deed from Emily Lane Place, LLC, a Tennessee limited liability company, dated 12/22/2021 and appearing of record in Instrument No. 20211223-0169786, Register's Office for Davidson County, Tennessee. The subject property was not a marital residence of the Grantor.

This is property more commonly known as:
248 Jackson Meadows Drive, Unit B, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 22nd day of December, 2021.

Richard Van Kluyve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2021, before me personally appeared Richard Van Kluyve, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Signature
My commission expires: 1/3/23

