This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 792476 DEEDWARR
01/18/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20220118-0007060

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $179,000

Affiant Signature

Subscribed and sworn to before me on ~~this~~ the 7th Day of Jan 2022

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Judith Ellen Wolfe
4284 Allens Hill Road
Honeoye, NY 14471

SEND TAX BILLS TO:
Judith Ellen Wolfe
4284 Allens Hill Road
Honeoye, NY 14471

MAP AND PARCEL NUMBER: Tax ID # 136100A02000CO

WARRANTY DEED

21NT03272

Effective the 7th Day of January 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael Allen Klauck and Patricia Ann Klauck, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Judith Ellen Wolfe, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7A, as shown on the Plan of A Revision of Lots 7 & 8 on the Condominium Site Plan, Lots 3-10, 63 & 64, Section Two Priest Lake Forest, of record in Book 5190, Page 752, amending Plat Book 5800, page 116, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property as conveyed to Michael Allen Klauck and Patricia Ann Klauck, husband and wife by Warranty Deed from TNT35, LLC, a Tennessee Limited Liability Company dated 05/27/2020 recorded 06/11/2020 in Book na, Page na, as Document Number 20200611-0059689, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 102 Lake Forest Ct, Nashville, TN 37217

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 7 day of January, 2022.

Michael Allen Klauck

State of Florida }
County of Seminole }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Allen Klauck**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public Renee Gomez

My commission expires: 08.08.25

RENEE GOMEZ
MY COMMISSION # HH 120130
EXPIRES: August 8, 2025
Bonded Thru Notary Public Underwriters

✓ Physical Presence
-or-
___ Online Notarization

Patricia Ann Klauck

State of Florida }
County of Seminole }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Patricia Ann Klauck**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public Renee Gomez

My commission expires: 08-08-25

RENEE GOMEZ
MY COMMISSION # HH 120130
EXPIRES: August 8, 2025
Bonded Thru Notary Public Underwriters

✓ Physical Presence
-or-
___ Online Notarization

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-7-22 (date of document).

Kesha Herron
Affiant Signature

1-12-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th of January, 2022

CAROL B CHRISTIAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024