Karen Johnson Davidson County
Batch# 792623 DEEDWARR
01/19/2022 11:06:49 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220119-0007250

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220139042**

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2022.

Notary Public
My Commission Expires: 9/18/22

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph Chouinard and Angelica Dunsavage<br>156 Luna Circle<br>Nashville TN 37211 | Movement Mortgage, LLC<br>8024 Calvin Hall Rd<br>Indian Land, SC 29707 | Tax Parcel ID No.<br>148-03-0-116.00 |

**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 of which is hereby acknowledged, **Ashley Michelle Clem, married** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Joseph Chouinard and Angelica Dunsavage, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 605, as shown on the map entitled Cherokee Hills Section Six, of record in Plat Book 3842, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ASHLEY WATSON, by deed from JAMES J. REESE, JR., of record in Instrument No. 20170113-0004189 , dated January 10, 2017 , said Register's Office.

ASHLEY MICHELLE CLEM, a married woman who acquired title as ASHLEY WATSON, a single woman, conveyed her interest to ASHLEY MICHELLE CLEM, by quitclaim deed of record as Instrument No. 20200218-0017953, dated January 2, 2020, said Register's Office.

Jonathan Clem joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 148-03-0-116.00.

Matters shown on the Plan of record in Plat Book 3842, page 15, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3929, page 236, said Register's Office.

This is improved property located at 156 Luna Circle Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of January, 2022.

Ashley Michelle Clem

Jonathan Clem

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Michelle Clem and Jonathan Clem, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2022.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____