Karen Johnson Davidson County
Batch# 796589 DEEDWARR
01/28/2022 10:27:36 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20220128-0010350

WARRANTY DEED

ZWAGERMAN-H22024

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF January, 2022.

(Affix Seal) Notary Public

My Commission Expires: 5-25-2025

ELIZABETH C. MCDANIEL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID:
Kimberly Zwagerman and Hannah Zwagerman, a married couple	PrimeLending	044.05-0-131.00
104 Ensley Avenue	18111 Preston Road, Suite 900	
Old Hickory, TN 37138	Dallas, TX 75252	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES P. CLEMMONS AND VICKEY E. CLEMMONS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KIMBERLY ZWAGERMAN AND HANNAH ZWAGERMAN, A MARRIED COUPLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 60 as shown on map of the Subdivision of Rayon City, as of record in Book No. 843, Page 13, Register's Office of Davidson County.

Said Lot No. 60 fronts 52.7 feet along the easterly margin of Ensley Avenue (formerly Davis) and extends back between parallel line 135.4 feet along the northerly line and 118.8 feet along the southerly line to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to James P. Clemmons and Vickey E. Clemmons by deed from Sharon Cragué and husband, Tommy Cragué, of record in Instrument No. 20210519-0067653, recorded on 05/19/2021, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 104 Ensley Avenue, Old Hickory, Tennessee 37138 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 27th day of January, 2022 :

James P. Clemmons

Vickey E. Clemmons by James P. Clemmons, POA

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhoda M Herron, a Notary Public in and for said County and State, the within named JAMES P. CLEMMONS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County TN, this 27th day of January, 2022.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James P. Clemmons, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vickey E. Clemmons, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Vickey E. Clemmons for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 26 day of Jan, 2022.

My Commission Expires:

Notary Public