Karen Johnson Davidson County
Batch# 812024 DEEDWARR
02/25/2022 02:59:59 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220225-0021838

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Joshua M McClung and Claryssa L McClung, husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Marshall Veyveris, unmarried man, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 4 of an unrecorded subdivision of Leonard L. Clark, near Old Hickory, purchased from Nashville Industrial Corporation, of Record Book 1174, Page 642, Register's Office for said County, and described according to a survey by Odo E. Rhodes, Surveyor, on February 3, 1962, as follows:

BEGINNING at a point in the southwesterly margin of the right of way line of Scenic View Road, said point being 944 feet north of a railroad iron set in the west margin of said road; running thence North 47 deg. 40' West 90 feet to an iron stake in the margin of said road, corner of L. J. Woodard; thence South 52 deg. West 250 feet with said Woodard to a stake, corner to said Woodard; thence South 47 deg. 40' East 90 feet with said Woodard to a stake; thence North 52 deg. East 250 feet to a stake in the road, the point of beginning.

This is the same property designated as Map 044, Parcel 001.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Joshua M. McClung and Claryssa L. McClung, a married couple, by Quitclaim Deed from Elite Home Improvement, LLC, recorded July 25, 2018 at Instrument No. 20180725-0072300, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record. Also subject to any and all easements and encroachments apparent from an inspection of the

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Rudy Title and Escrow, LLC
[illegible]
TC-22-118

property and the **2022** property taxes, which the above named Grantee(s) hereby assume(s) and agree (s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
WITNESS, my Hand and Seal this 18th day of February, 2022.

Joshua M McClung

Joshua M McClung

Claryssa L McClung

Claryssa L McClung

State of TN
County of Sumner

On this the 18th day of February, 2022, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joshua M McClung and Claryssa L McClung to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Michelle Sutton

Notary Public

MICHELLE SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4-23-2024

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 18th day of February, 2022.

Brian D. Mitchell

Notary Public

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

My Commission Expires: _____

MAIL TAX BILLS AND DEED TO:
new owner
118 Scenic View Road
Old Hickory, TN 37138

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Marshall Veyveris
118 Scenic View Rd.
Old Hickory, TN 37138

File No.: 2213474