This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of February, 2022.

Notary Public
My commission expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 814686 **DEEDWARR**
03/03/2022 10:17:44 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220303-0024222

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Clifford Kendall Roberson 8800 Cressent Glen Ct Antioch, TN 37013	~~Lender~~ NEW owner	182-06-0A 317.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAREN TOURNAUD AND TIFFANY TOURNAUD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLIFFORD KENDALL ROBERSON, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, 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. 382, on the Final Plat for Cluster-lot subdivision, Old Hickory Hills, Phase Three, Section One, as of record in Instrument Number 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tiffany Tournaud and Nickey Henry, as joint tenants with right of survivorship, by deed dated 06/14/2012, from Richard Louis Phillips, of record in Instrument No. 20120622-0055117, Register's Office for said County. The said Nickey Henry (aka Nickey Dale Henry) having since died on April 12, 2016, and title vested in Tiffany Tournaud, as the sole surviving joint tenant.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8800 Cressent Glen Ct, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

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Witness my hand this the 23rd day of February, 2022.

Daren Tournaud

Tiffany Tournaud

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daren Tournaud and Tiffany Tournaud, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of February, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY