Karen Johnson Davidson County
Batch# 836143 DEEDWARR
04/07/2022 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220407-0040599

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **OVERALL DEVELOPMENT, LLC**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TURI CLAUSELL and JAQUELINE CLAUSELL, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF GOODRICH HEIGHTS OF RECORD IN BOOK 2663, PAGE 60, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO OVERALL DEVELOPMENT, LLC, BY WARRANTY DEED FROM SAM BRYANT AND MAX BRYANT, BOTH MARRIED, DATED DECEMBER 10, 2021, OF RECORD IN INSTRUMENT NO. 20211216-0166676, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 5132 RAYWOOD LANE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 31st day of March, 2022.

OVERALL DEVELOPMENT, LLC

Sarah K Merwin

SARAH MERWIN, MEMBER

JOHN D. MERWIN, MEMBER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, of the state and county aforesaid, personally appeared SARAH K. MERWIN AND JOHN D. MERWIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledges himself to be the MEMBERS, of OVERALL DEVELOPMENT, LLC, the within named bargainor, and that he as such MEMBERS, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as MEMBERS.

DONE at offices in Hendersonville (City), TN, on this the 31st day of March, 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID FRASCOGNA
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00.**

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2022.

Eliza Whitfield
NOTARY PUBLIC
My commission expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Address New Owner(s) as follows:
TURI CLAUSELL
JAQUELINE CLAUSELL
5132 RAYWOOD LANE
NASHVILLE, TN 37211

Send Tax Bills To: Cardinal Financial Company
Same as above 3530 Toringdon Way, Suite 101
Charlotte, SC 28277

Map and Parcel Number(s): 161040/167.00

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/01/2022 ____ (date of document).

Affiant Signature

04/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025