Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-1333

Karen Johnson Davidson County
Batch# 841591 DEEDWARR
04/19/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220419-0044781

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Teressa Quinn McKee and Nicholas Owen Grigsby 2011 Overby Road Nashville, TN 37207	Cross Country Mortgage, LLC 1585 Mallory Lane Suites 205, 206 Brentwood, TN 37027	071-08-0-092.00

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, I/WE,

Donte Cleaves and Kuiana Cleaves, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teressa Quinn McKee, an unmarried woman and Nicholas Owen Grigsby, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 208 on the Map of Joywood Heights, Section One of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Vernilia Johnson, a single woman by Warranty Deed from Danny Dorsey and wife, Alice M. Dorsey of record in Instrument No. 20150706-0064790 Register's Office for Davidson County, Tennessee, dated July 01, 2015 and recorded on July 06, 2015.

Being the same property conveyed to Vernelia Johnson, a single woman and Marcus Johnson, a single man, joint tenants with rights of survivorship by Quitclaim Deed from Vernelia Johnson, a single woman of record in Instrument No. 20150803-0076155 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on August 03, 2015.

Being the same property conveyed to Donte Cleaves and Kuiana Cleaves, husband and wife by Warranty deed from Marcus Johnson, a single man and Vernelia Johnson, a single woman of record in Instrument No. 20200911-0103524 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 11, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2011 Overby Road, Nashville, TN 37207

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 and assigns forever; and we so covenant with the said GRANTEES that we 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; 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 GRANTEES, 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.

Dated this the 5th day of April, 2022.

Donte Cleaves

Kuiana Cleaves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of April, 2022, before me personally appeared Donte Cleaves and Kuiana Cleaves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/5/22.

Affiant Signature

4/11/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/11/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON