NEW OWNER:
JORDAN HEID
144 JACKSONIAN DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0428

Map & Parcel No.: 07408023900

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 848918 DEEDWARR
05/02/2022 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20220502-0050453

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Eighty-Five Thousand and 00/100 Dollars ($585,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTOPHER G. CLAWSON, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JORDAN HEID and DEIDRE DEFELICE, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 993 on the Plan of Hermitage Hills, Section 10, plat of which is of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to CHRISTOPHER G. CLAWSON, a married man, by Executor's Deed from Richard Steve Canada, Jr., Executor of the Estate of Harold Wayne Clawson, Jr., dated August 25, 2008, and of record in Instrument No. 20080827-0088151, Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS IMPROVED PROPERTY more commonly known as **144 JACKSONIAN DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

AND I, NICOLE CLAWSON, wife of the said Christopher G. Clawson, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, Jordan Heid and Deidre DeFelice, husband and wife, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 50, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 21st day of April, 2022.

CHRISTOPHER G. CLAWSON

NICOLE CLAWSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTOPHER G. CLAWSON and NICOLE CLAWSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2022.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$585,000.00**.

AFFIANT

Sworn to and subscribed to before me this 21st day of April, 2022.

NOTARY PUBLIC

My commission expires: 11/8/22

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/21/22 (date of document).

Affiant Signature

4/21/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

