WARRANTY DEED

Karen Johnson Davidson County
Batch# 851731 DEEDWARR
05/06/2022 12:28:53 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20220506-0052535

T-EXIT-22-2617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary E. Olmstead	LOAN DEPOT.COM	
(NAME)	(NAME)	071-04-0-042.00
2617 Woodyhill Drive	26642 TOWNE CENTRE DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	FOOTHILL RANCH, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER CLARK (F/K/A JENNIFER G. KEMP), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY E. OLMSTEAD, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 301 on the plan of Joywood Heights, Section II, of record in Book 1130, Pages 92 and 93, Register's Office for said County.

Said Lot No. 301 fronts 60 feet on the easterly side of Woodyhill Drive and extends back 193.3 feet on the northerly line and 193.4 feet on the Southerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Jennifer G. Kemp by Quit Claim deed from Jeffrey L. Kemp of record in Book 8750, page 283, Register's Office for Davidson County, Tennessee, dated October 01, 1992 and recorded on October 06, 1992. The saisd Jennifer G. Kemp having since married and is now known as Jennifer Clark.

Further being the same property conveyed to Jeffrey L. Kemp and wife, Jennifer G. Kemp by Warranty deed from Timothy Goodwin and wife, Tracy S. Goodwin of record in Book 7423, page 841, Register's Office for Davidson County, Tennessee, dated November 30, 1987 and recorded on December 11, 1987.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Pages (s) 92 and 93, Register's Office for Davidson County, Tennessee.
- Dedication of Sidewalk Easement(S) and/or Right(S)-of-Way of record in Instrument Number 20220127-0009791, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2617 Woodyhill Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the ____ DAY OF MAY, 2022.

Jennifer Clark (F/k/a Jennifer G. Kemp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212