WARRANTY DEED

Karen Johnson Davidson County
Batch# 856418 DEEDWARR
05/17/2022 09:53:16 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20220517-0056485

File No.: RES-22-5009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick James and Margaret McCluney	New American Funding	146 08 0 189.00
(NAME) 5009 Montclair Drive Nashville, TN 37211	(NAME) P.O. Box 650076 Dallas, TX 75265	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MARIA K. ERNSER, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARGARET JOYCE MCCLUNEY AND PATRICK COLEMAN JAMES, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs 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. 449 on the Plan of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Pages 1 and 2, in the Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin F. Merry and Maria K. Merry, husband and wife, from Joseph C. Chester and Rebecca C. Chester, husband and wife, by Warranty Deed dated November 16, 1993, recorded November 18, 1993, in Book 9155, Page 827, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Maria K. Merry from Kevin F. Merry by Quitclaim Deed dated May 30, 2003, recorded May 30, 2003, in Instrument No. 20030530-0073238, as corrected by Affidavit recorded in Instrument No. 20060828-0106223, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed pursuant to Marital Dissolution Agreement, Case No. 07D1848, in the Davidson County Circuit Court, to Maria K. Ernser, unmarried, from Ronald P. Ernser by Quitclaim Deed dated November 20, 2009, recorded June 24, 2010, in Instrument No. 20100624-0049327, as corrected by Deed of Correction, recorded in Instrument No. 20130830-0092019, in the Register's Office of Davidson County, Tennessee.

Maria K. Merry and Maria K. Ernser being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5009 Montclair Drive, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 13th day of May, 2022

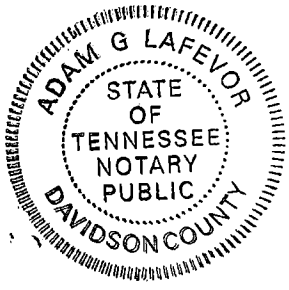
Maria K. Ernser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2022, before me personally appeared Maria K. Ernser, 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 13th day of May, 2022.

Notary Signature
My commission expires: 3/6/24



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171