Karen Johnson Davidson County
Batch# 859059 DEEDWARR
05/19/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220519-0058070

WARRANTY DEED

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/19/25
(AFFIX SEAL)

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-040623

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dakotah Green and Mary A. Green	LoanDepot.com, LLC	
(NAME)	(NAME)	
520 Leslie Ann Court	26642 Towne Centre Drive	075-12-0B-061-00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MELISSA A. CLEMONS, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAKOTAH GREEN AND MARY A. GREEN, HUSBAND AND WIFE, 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 Lot No. 48, on the Plan of First Revision, Phase Two, Section Three, Brookside Woods, of record in Instrument No. 20000512-0048125, as amended by Surveyor's Certificate of Correction of record in Book 11346, Page 460, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa A. Borland, an unmarried woman by Warranty Deed from Jane E. Ness, unmarried, dated 02/27/2009 and recorded 03/04/2009, of record in Instrument 20090304-0019298, Register's Office for Davidson County, Tennessee.

Melissa A. Borland is now known as Melissa A. Clemons.

Spouse of Grantor has never occupied the said property as their primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 520 Leslie Ann Court, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (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 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.

Witness my/our hand(s) this the 29th day of April, 2022

Melissa A. Clemons

STATE OF Indiana
COUNTY OF Porter

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Melissa A. Clemons, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2022.

Notary Public

My Commission Expires: 8-5-2024

(SEAL)

NOTARY PUBLIC SEAL INDIANA
JASON L LYNN
Notary Public, State of Indiana
Porter County
Commission # 701823
My Commission Expires
August 05, 2025

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-29, 2022.

Affiant
Date: May 3, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3 day of May 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY