WARRANTY DEED

Karen Johnson Davidson County
Batch# 859591 **DEEDWARR**
05/20/2022 10:41:17 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20220520-0058762

G-P-22-6300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

MARGARET R. MENNENS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Carlos Dolf Mennens	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**129-15-0-052.00**
6300 Vaughns Gap	**1749 Mallory Lane, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Brentwood, TN 37027**	
(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, **ALLIE MCCLURE, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS DOLF MENNENS, A MARRIED MAN,** 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. 111 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Pages 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Torrado O. Carter, a single man by Warranty Deed from Keith McGrady and Lindsey McGrady of record in Instrument No. 20120308-0020388 Register's Office for Davidson County, Tennessee, dated February 21, 2012 and recorded on March 08, 2012.

Being the same property conveyed to Allie Burnett, an unmarried woman by Warranty Deed from Torrado O. Carter, married of record in Instrument No. 20180328-002914 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 28, 2018.

The said Allie Burnett having since married and is now known as Allie McClure. Tyree McClure joins in the execution of this Warranty Deed to convey any and all marital interest he may have to see property.

This conveyance is subject to:

- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 12 through 14, inclusive, Register's Office for Davidson County, Tennessee.
- Deed for an Easement for Joint Driveway of record in Book 7523, Page 92, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Book 8798, Page 585, 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: **6300 Vaughns Gap, Nashville, Tennessee 37205**.

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 16th DAY OF MAY, 2022.

Allie McClure

Tyree McClure

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLIE MCCLURE, 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 16th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYREE MCCLURE, 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 16th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212