Karen Johnson Davidson County
Batch# 859685 DEEDWARR
05/20/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220520-0058878

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/24/2024

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

File No.: RES-22-2320

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
Megan Hoeksema and Lydia Henderson	DAS Acquistion Co, LLC	161 15 0B 048.00 CO
(NAME)	(NAME)	
2320 Zermatt Avenue Nashville, TN 37211	12140 Woodcrest Executive Dr, ste 150 St. Louis, MO 63141	
(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, **MARGARET J. MCCLUNEY AND PATRICK JAMES, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MEGAN HOEKSEMA AND LYDIA HENDERSON, SPOUSES MARRIED TO EACH OTHER**, 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 Unit No. 211 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2, (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20051117-0138877, and First amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078; Assignment of Assessments And Lien Rights recorded in Instrument No. 20181113-0111405, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Margaret J. McCluney, an unmarried woman, by Warranty Deed from Jodie Suzanne Campbell, n/k/a Jodie Campbell Sproul, married (joined by her husband, Marc Sproul), dated August 24, 2015, recorded August 26, 2015, in Instrument No. 20150826-0086177, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Margaret J. McCluney and Patrick James, wife and husband, from Margaret J. McCluney, by Warranty Deed dated December 24, 2020, recorded January 4, 2021, in Instrument No. 20210104-0000612, in the Register's Office of Davidson County, Tennessee.

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 2320 Zermatt Avenue, 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

Margaret J. McCluney

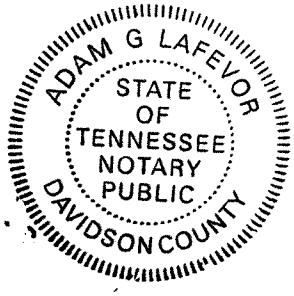
Patrick James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2022, before me personally appeared Margaret J. McCluney and Patrick James, 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



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/13/2022 (date of document).

Jennifer Russell
Affiant Signature

5/16/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of ~~April~~ May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

