Karen Johnson Davidson County
Batch# 864433 DEEDWARR
05/27/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20220527-0062018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $361,000.00.

Taylor R Pai
Affiant

Subscribed and sworn to before me, this 19th day of May, 2022.

Notary Public:
My Commission Expires: Dec 02-25

Whitney McElroy
State of Tennessee
Notary Public
Williamson County

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Juan Miguel Caxaj Gutierrez and Juana Cecilia Tax Caxaj 105 Westchester Court Madison TN 37115	Send Tax Bills To: New Owner 105 Westchester Ct. Madison, TN 37115	Map/Parcel Number: 042-09-0-047.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Larry Curtis McClanahan II, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Juan Miguel Caxaj Gutierrez and Juana Cecilia Tax Caxaj, husband and wife,,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of Section Two, Kemper Heights, of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

BEING the same property conveyed to Larry Curtis McClanahan, a single man, Larry Curtis McClanahan, II, a married man, and Clinton Damon McClanahan, a single man, as joint tenants with rights of survivorship, by Quitclaim Deed from Larry Curtis McClanahan, a single man, releasing his life estate, dated 5/21/2021 and recorded 6/25/2021 in Instrument No. 20210625-0086549; and being the same property previously conveyed to Larry Curtis McClanahan, II and Clinton Damon McClanahan, with Larry C. McClanahan, reserving a life estate, by Quitclaim Deed from Larry C. McClanahan, a single person, recorded 4/22/2020 in Instrument No. 20200422-0042042; and being the same property previously conveyed to Larry C. McClanahan, a single person, by Warranty Deed from Kenneth G. Simmons, a single person, dated 12/22/2015 and recorded 12/31/2015 in Instrument No. 20151231-0131734, in the Register's Office of Davidson County, Tennessee.

The said Larry Curtis McClanahan, also known as Larry Curtis McClanahan, Sr., having since died on January 2, 2022, thereby vesting subject property in Larry Curtis McClanahan, II, a married man, and Clinton Damon McClanahan, a single man, as surviving tenants.

The said Clinton Damon McClanahan having further conveyed his interest in subject property to Larry Curtis McClanahan, II, by Quitclaim Deed dated 4/20/2022 and recorded 5/4/2022 in Instrument No. 20220504-0051564, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters as shown on plat of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

The Grantor hereby makes oath that the above described property was not used as a marital residence.

This is (__X__) improved (____) unimproved property, known as: 105 Westchester Ct., Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 19th day of May, 2022.

Larry Curtis McClanahan II

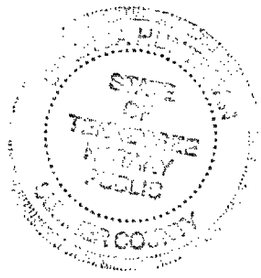
State of Tennessee
County of Sumner

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

Witness my hand and official seal, this 19th day of May, 2022.

Commission Expires:
10/18/22

Notary Public:



Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 May 19, 2022 (date of document).

Affiant Signature

May 20, 2022
Date

State of TENNESSEE

County of Williamson

Sworn to and subscribed before me this 20 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

