Name and Address of New Owner:
Daniel P. McClain and Carissa A. McClain
4684 Bull Run Rd.
Ashland City, TN 37015

Karen Johnson Davidson County
Batch# 873045 DEEDWARR
06/16/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220616-0069032

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane, #200
Knoxville, TN 37923
This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 046-00-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jared Tetuan and wife, Victoria Tetuan**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel P. McClain and Carissa A. McClain, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the plan marked Exhibit "A" on the part of the lands of Elias Simpkins, Deceased, of record in Plat Book 2, Page 64, Chancery Court at Nashville, described according to a survey made by Ralph W.C. Lambert, March 31, 1961, as follows:

Beginning at a spike in the center of Bull Run Road, said spike lying North 57 degrees 30' East along the center of said road from the Easterly line of the property conveyed to E. R. Shockley & wife, by deed from Nella Elizabeth Bess, et al., as of record in Book 1637, Page 465, Register's Office for said county; thence North 18 degrees 30' West 520 feet to an iron axle; thence with fence North 31 degrees 15' East 143 feet to an iron axle; thence North 87 degrees 18' East 200 feet to an iron axle; thence South 18 degrees 30' East 490 feet to a spike in the center of said road; thence with the center of said road South 57 degrees 10' West 312 feet to the beginning.

Being the same property conveyed to Jared Tetuan, a Single Man, by Warranty Deed from Lisa Dodge Grau and Husband, Gary Richard Grau, of record in Instrument No. 20160714-0072073 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 14, 2016. (Value of consideration shown in aforementioned deed $261,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2022.

_____(SEAL)
Jared Tetuan

_____(SEAL)
Victoria Tetuan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jared Tetuan and Victoria Tetuan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 10th day of June, 2022.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
10th day of June, 2022.

_____
Notary Public
My commission expires: 7/9/24

File No. ST-22-470

202206160069032

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 JUNE 10, 2022.

Tori Cole

Affiant Signature

Date: 6/10/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this JUNE 10, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

