Karen Johnson Davidson County
Batch# 892328 DEEDWARR
07/22/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220722-0083840

Name and Address of New Owner:
Jacob Clabo and Ashton Clabo
1418 Calvin Drive
Nashville, TN 37206

Send Tax Bills To:

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 083-09-0-273.00

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, **Emily Vieth Singer and Charles Edward Singer, III, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Clabo and Ashton Clabo, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Webb and Johnsons Subdivision, of record in Plat Book 57, Page 131, 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 Emily F. Vieth, an unmarried woman and Charles E. Singer III, an unmarried man as joint tenants with right of survivorship, by Warranty Deed from Krista Lindahl and William C. Lindahl a/k/a William Chance Alford, of record in Instrument No. 20160509-0045833 Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 09, 2016. (Value of consideration shown in aforementioned deed $450,000.00.) Emily F. Vieth and Charles E. Singer, III are now married and now known as Emily Vieth Singer and Charles E. Singer, wife and husband.

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 16th day of July, 2022.

Charles Edward Singer, III (SEAL)

Emily Vieth Singer (SEAL)

STATE OF ~~TENNESSEE~~ Kentucky men
COUNTY OF ~~DAVIDSON~~ Jefferson men

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Edward Singer, III and Emily Vieth Singer, 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.

Witness my hand and seal this 16th day of July, 2022.

MATTHEW C. ROY
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP11423
My Commission Expires July 22, 2024

Notary Public
My commission expires: July 22, 2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Kentucky men
COUNTY OF ~~DAVIDSON~~ Jefferson men

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 $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 16th day of July, 2022.

Notary Public
My commission expires: July 22, 2024

File No. ST-22-479

MATTHEW C. ROY
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP11423
My Commission Expires July 22, 2024

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/22/2022** (date of document).

Affiant Signature

7/22/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **July**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

