Karen Johnson Davidson County
Batch# 910413 DEEDWARR
08/30/2022 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20220830-0097816

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2022.

Notary Public
MY COMMISSION EXPIRES: 10/11/2024
File No. G22-16947

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy Melissa Hunter and Charles Edward Hunter (NAME)	New Owner(s) (NAME)	150-04-0-058.00
4909 Jonquil Dr (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Theresa L. Campbell Clouse, f/k/a Theresa L. Campbell, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Melissa Hunter and Charles Edward Hunter, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 33B on the Plan of Chelsea of Priest Lake, Section One-A, Lots 32 through 36 of record in Plat Book 5200, Page 696 amended in Book 6250, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Theresa L. Campbell by Deed dated March 15, 2004, recorded March 30, 2004, in Instrument Number 20040330-0035233, in the Register's Office of Davidson County, Tennessee. Theres L. Campbell having since married. The said Theresa L. Campbell Clouse and Theresa L. Clouse and Theresa L. Campbell being one in the same person. Jamie Clouse joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3707 Folkstone Drive, Antioch, TN 37013.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29th day of August, 2022.

Theresa L. Campbell Clouse

Jamie Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2022, before me personally appeared Theresa L. Campbell Clouse and Jamie Clouse, 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 29th day of August, 2022.

Notary Signature
My commission expires: 8/19/26

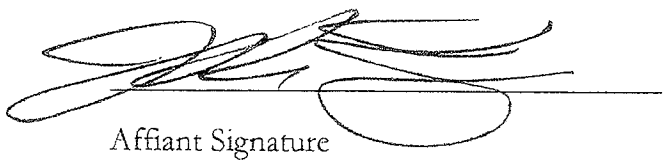
D TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 8/29/22.



Affiant Signature

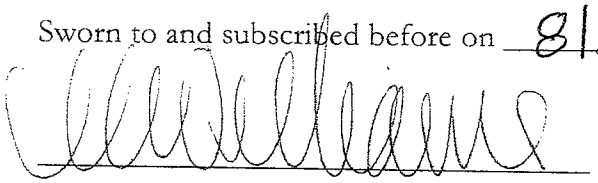
8/30/22

Date

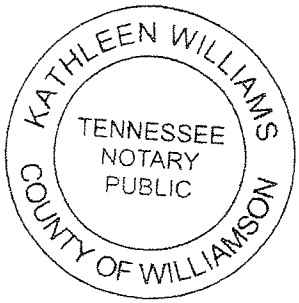
State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/30/22.



Notary Public



My Commission Expires: 5.23.23