Karen Johnson Davidson County
Batch# 917011 DEEDWARR
09/15/2022 10:35:12 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220915-0102966

Name and Address of New Owner:
Eleanor Renner and Benjamin Paul Clune
709 Croley Drive
Nashville, TN 37209

Send Tax Bills To: new owners
809 McGavock St.
Nashville, TN 37206

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 090-08-0-152

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, **Victoria Schnaufer, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eleanor Renner Clune, and Benjamin Paul Clune,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The following described real property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Gailey Wood Subdivision, Section 4; of record in Plat Book 3500, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Victoria Schnaufer, a single woman by deed dated November 21, 2018 from Tara L. Alvey, unmarried recorded in Instrument No. 20190115-0004079 in the Register's Office.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ 8 22 709

This Document Effective September 13, 2022

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2022.

_____(SEAL)
Victoria Schnaufer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2022, before me personally appeared Victoria Schnaufer, 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 9th day of September, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $450,000.00, 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 9th day of September, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-5134-RS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026