WARRANTY DEED

Karen Johnson Davidson County
Batch# 919129 DEEDWARR
09/20/2022 03:02:27 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220920-0104649

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___day September 2022

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 2/26/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul E. Cleckner	New owner	091 7 0 375.00
(NAME)	(NAME)	
5314 Kentucky Avenue	2113 Bernard Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Joshua G. Ahler and wife Melissa L. Ahler**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Paul E. Cleckner and Jenny G. Cleckner, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 1217, Block No. 185, on the Plan No. 1 of West Nashville, of record in Plat Book 57, Page 74 & 75, 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 portion of the property conveyed to Joshua G. Ahler and wife, Melissa L. Ahler by Warranty Deed from HR Properties of Tennessee, A Tennessee General Partnership, dated 12/31/2013, of record in Instrument 201401070001469, as affected by Corrective Deed Instrument No. 201804200037261, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 57, Page 74& 75, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5314 Kentucky Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the ___Day September 2022.

Joshua G. Ahler

Melissa L. Ahler

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua G. Ahler and Melissa L. Ahler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of September, 2022.

Notary Public
My Commission Expires: 3/7/2023

John M. Wells
State of Tennessee Notary Public
Davidson County

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129