Karen Johnson Davidson County
Batch# 950685 DEEDWARR
12/12/2022 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20221212-0129018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,080.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES: 09/23/2025
File No. 22-17701

RACHEL L. DUDLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laurent Champonnois (NAME)	New Owner (NAME)	063-00-0-008 AND 063-00-0-009
2838 Brunswick Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (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, **Kleancor Limited Partnership, a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurent Champonnois,** 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:

PARCEL ONE:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made for Hal R. Swan, Jr., May 25, 1957, as follows:

BEGINNING at an iron pin in the westerly margin of Neely's Bend Road, said iron pin being 376 feet, more or less, southerly from the northeast corner of the property conveyed to C. W. Carroll by deed of record in Book 636, Page 515, Register's Office for said County, said point also being 128 feet southerly from the southeast corner of the property conveyed to J.M. Beck and wife, Mary G. Beck, by deed from C.W. Carroll, a widower, of record in Book 1025, Page 386, said Register's Office; thence with the margin of said road, South 19 degrees 30 minutes East 38.5 feet to an iron pin; thence South 77 degrees 6 minutes west 150 feet more or less to an iron pin; thence South 13 degrees 7 minutes east 44 feet more or less to an iron pin; thence south 78 degrees 33 minutes west 120 feet more or less to an iron pin; thence north 14 degrees 29 minutes west 75 feet more or less to a point; then north 77 degrees 61 minutes east 274 feet more or less to the point of beginning.

Being the same property conveyed to Kleancor Limited Partnership, by Warranty Deed from Cornelia M. Garvin Revocable Living Trust Agreement dated October 6, 2015, on November 17, 2017, and recorded on November 20, 2017, of record in Instrument No. 20171120-0119050, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Land in Davidson County, Tennessee, being a lot on the West side of Neelys Bend Road, South of Evergreen Trail (48 x 150 x Irregular) and being further described as Parcel 9 on Tax Map 63, Davidson County Tax Assessors Office.

NOTE: Parcel Two is contiguous with the Parcel One along its southerly and easterly boundary.

Being the same property conveyed to Kleancor Limited Partnership, by QuitClaim Deed from Cornelia M. Garvin, Trustee, Cornelia M. Gargin Revocable Living Trust Agreement dated October 6, 2015, on November 17, 2017, and recorded on November 20, 2017, of record in Instrument No. 20171120-0119049, Register's Office for Davidson County, Tennessee.

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

The 2022 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 1538 Neelys Bend Road, Madison, TN 37115 and 0 Neelys Bend Road, Madison, TN 37115.

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 7th day of December, 2022.

Kleancor Limited Partnership, a Tennessee Partnership

By: _____
Carlos Reyes, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carlos Reyes, General Partner of Kleancor Limited Partnership, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker..

Witness my hand, at office, this 7th day of December, 2022.

_____
Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/7/22 (date of document).

Affiant Signature

12/7/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY