Name and Address of New Owner:
Jessica Aguanno
2920 Morningside Drive
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 984475 DEEDWARR
03/24/2023 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20230324-0021562

Send Tax Bills To:
Jessica Aguanno
2920 Morningside Drive
Nashville, TN 37207

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 060080114-00

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, **Lawaun Clendening, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jessica Aguanno, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot 30 of Block "B" on the Plan of Highland Park, of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lawaun Clendening, a married man by Quit Claim Deed dated November 12, 2020, from Lawaun Clendening, a married man, recorded November 12, 2020, in Instrument Number 20201112-0133603, in the Official Records of Davidson County, Tennessee.

Seller warrants that this is not his primary residence and said property was used for investment purposes only.

Please see attached Exhibit A.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 17th day of March, 2023.

_____(SEAL)
Lawaun Clendening

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of March, 2023, before me personally appeared Lawaun Clendening, 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 17th day of March, 2023.

_____
Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

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 ~~$525,000.00~~ $525,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Lawaun Clendening

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 17th day of March, 2023.

_____
Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Exhibit A

Stormwater:
All work to be done in accordance with Metro regulation-appendex H regulated Infill guidance.

Lot Area 9,488 SF

Pre-Impervious 3752SF

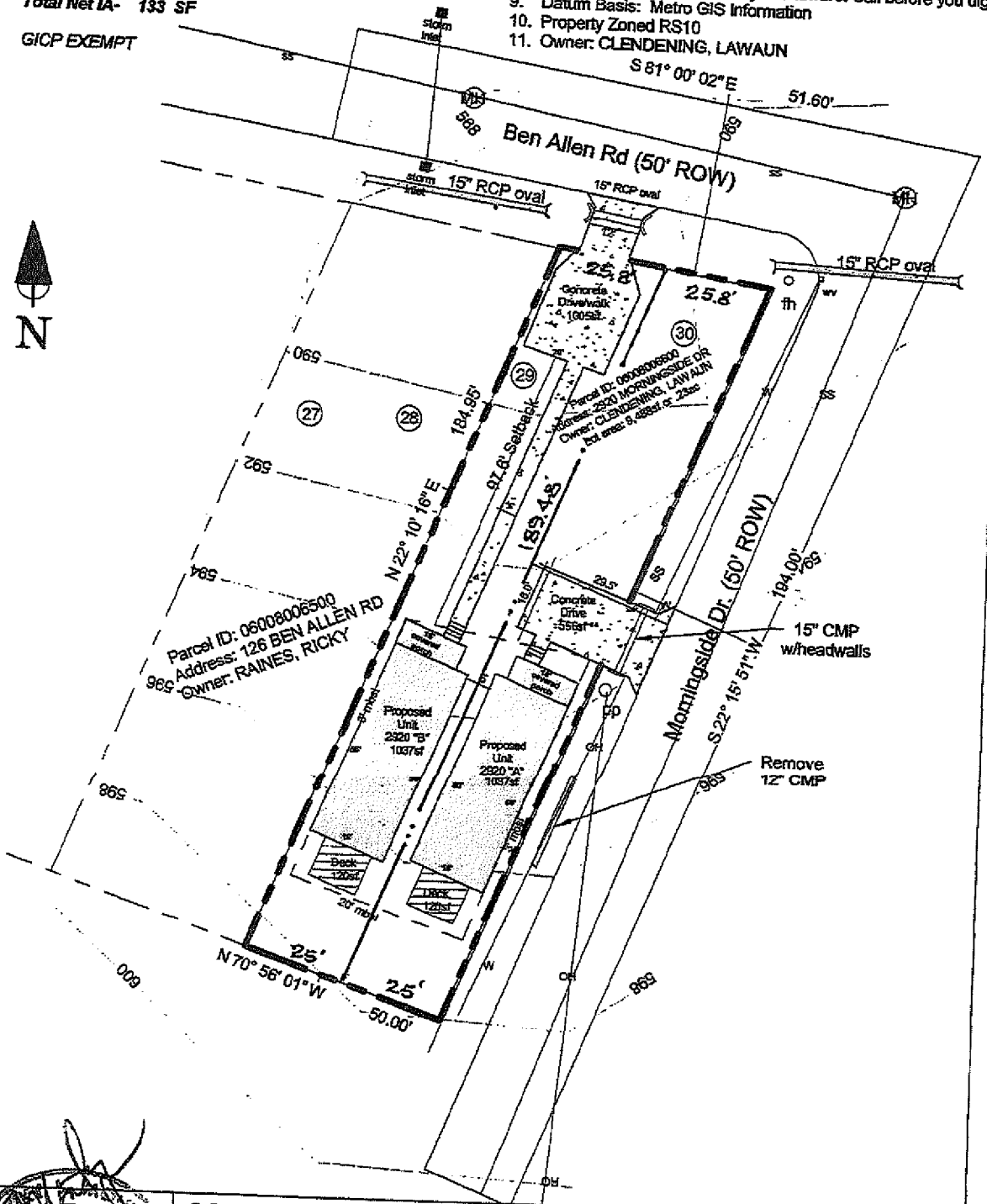
Post Impervious 3885sf (39%)
House- 2074
Decks 240
Drive/walk- 1571

Total Net IA- ***133 SF***

GICP EXEMPT

General Notes:

1. Bearing Basis: Magnetic observation dated 5/01/19
2. Map reference: Being parcel 066 as shown on Davidson County Property Map 060, R.O.D.C. Tn.
3. Plat Reference: The Map of the Highland Park. of record in Plat Book 974, Page 33 R.O.D.C., Tn.
4. Deed Reference: Instrument No. 20121029-0098944
5. Address: 2920 Morningside Dr. Nashville, TN 37207
6. Area: Lot contains 9,488 sq. ft. or .23 acres.
7. No title report was furnished to the surveyor
8. Utilities: Existing visible utilities were field located as a part of the survey, other utilities, above and/or below ground may exist of which the survey is unaware. Call before you dig
9. Datum Basis: Metro GIS Information
10. Property Zoned RS10
11. Owner: CLENDENING, LAWAUN



2920 Morningside Dr.	Site Plan	1 Site 1" = 30'-0"
r.l. montoya- Surveying 1105 Old Dickerson pk Goodlettsville, TN 37072 Phone: 615-347-1210 MH Email: rocky.surveyor@gmail.com	Project # 20-07-56 Date Issue Date Drawn by D. Johnson Author Checker Checked by RLM	Scale 1" = 30'-0"

REV. 03/08/22

202303240021562

Certificate of Authenticity

I, Jameika Jones, 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 3/17/2023.

Date

Jameika Jones
Affiant Signature

03/24/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of March, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)