THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444382

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $709,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2023.

Notary Public
My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Karen Johnson Davidson County
Batch# 1009736 DEEDWARR
05/31/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,623.30
20230531-0041130

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn White and Andrew White 1122 Kirkland Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072 06 0 303.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Martin Cluckey and Courtney Cluckey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn White and Andrew White, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 7 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Martin Cluckey and Courtney Cluckey, husband and wife, by Warranty Deed from Jacob F. Giesecke and Morgane D. Giesecke, husband and wife, of record in Instrument No. 20190701-0063731, in the Register's Office of Davidson County, Tennessee, dated June 27, 2019, and recorded on July 01, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Inglewood Place, as recorded in Plat Book 332, Page(s) 101.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4283, Page 354.

This is improved property located at 1122 Kirkland Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2023.

Andrew Martin Cluckey

Courtney Cluckey

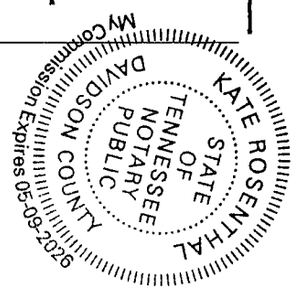
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Martin Cluckey and Courtney Cluckey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2023.

Notary Public

My Commission Expires: _____



Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 5/30/2023 (date of document).

Date: 5/30/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 30th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026