Karen Johnson Davidson County
Batch# 1010019 DEEDWARR
06/01/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20230601-0041519

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

Andrew Suzore Notary Public State of Tennessee Davidson County

File #23-KA-3155-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Corey L. Yates and Kathryn Yates	New Owner	
(NAME)	(NAME)	**172-09-0B-002.00-CO**
3155 Charles Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **RYAN CLAUSEN AND SARAH CLAUSEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY L. YATES AND KATHRYN YATES, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2 on the Final Subdivision Plat of Cameron Park, of record in Instrument No. 202001020000105, in the Register's Office of Davidson County, Tennessee, reference to which plat reference is made for a more complete description of said lot.

Being the same property conveyed to Ryan Clausen and Sarah Clausen, husband and wife by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No. 20201222-0152550 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 22, 2020.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Plan of record in Plat at Instrument No. 20200102-0000105, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20200130-0011250, Register's Office for Davidson County, Tennessee.
* Restriction for Stormwater Facilities and Systems of record in Instrument Number 20190611-0056167, in the Register's Office for Davidson County, Tennessee.
* Quitclaim Deed of Common areas to Homeowners Association of record in Instrument Number 20200130-0011249, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3155 Charles Park Drive, Nashville, TN 37211**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 1st day of June, 2023.

Ryan Clausen

Sarah Clausen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2023, before me personally appeared Ryan Clausen, 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 1st day of June, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2023, before me personally appeared Sarah Clausen, 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 1st day of June, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 06/01/2023 (date of document).

Affiant Signature

06/01/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of June, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

