Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT23D50002

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 07212030000

Karen Johnson Davidson County
Batch# 1013847 **DEEDWARR**
06/12/2023 09:11 28 AM 2 pgs
Fees: $13.00 Taxes. $1,776.00

20230612-0044285

NAME & ADDRESS OF NEW C
Amanda F. Pellegrin
1808 Cloverleaf Drive
Nashville, Tn 37216

SEND TAX BILLS TO:

Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LEE F. CLEMENT AND SANDRA CLEMENT, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **AMANDA F. PELLEGRIN, AN UNMARRIED WOMAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit

BEING all of Lot No 67, on the Plan of Section Two, Burchwood Gardens, as shown by plat appearing of record in Book 2900, page 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Lee F Clement and wife, Sandra Clement, by Warranty Deed from George B Horan and Pattye H Horan, dated December 1, 1977, appearing of record in Book 5247, page 595, of the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1808 Cloverleaf Drive, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9 day of June, 2023.

Lee F. Clement

Lee F. Clement

Sandra J. Clement

Sandra J. Clement

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lee F Clement and Sandra J Clement, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9 day of June, 2023

NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires 12-19-26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 9th day of June, 2023

NOTARY PUBLIC

GAIL C VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

My Commission Expires _____

---------- [Space Below This Line For Recording Data] ----------