Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June. 17, 2026
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1020577 DEEDWARR
06/29/2023 09:19 00 AM 2 pgs
Fees $13 00 Taxes: $1,198 80

20230629-0049581

THIS INSTRUMENT WAS PREPARED BY
Susan Jackson, Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No. 23-CD-193

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Thomas E. Nentwick and Rebecca S. Nentwick, Trustees of the Nentwick Family Trust dated March 11, 2009	Thomas E. Nentwick and Rebecca S. Nentwick, Trustees of the Nentwick Family Trust dated March 11, 2009	182150C00300CO
(NAME) 1442 White Dutch Lane	(NAME) 1442 White Dutch Lane	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Four Thousand And No/100 Dollars ($324,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAMUEL ANDERTON AND KRISTIN MELET, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS E NENTWICK AND REBECCA S. NENTWICK, TRUSTEES OF THE NENTWICK FAMILY TRUST DATED MARCH 11, 2009, 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:

Land in Davidson County, Tennessee, being Unit No. 14 of the Townhomes of Clover Glen, Phase 1A, Lot 22, a Planned Unit Development, as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Clover Glen, a Horizontal Property Regime with private elements pursuant to Tennessee Code Annotated Section 66-27-103 (b) of record in Instrument Number 201808130079686, and corrected by Scriveners Affidavits of record in Instrument No. 201808230083703 and in Instrument No. 201901300008905 and Instrument No 201905220048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon

and relating to the units, property, co-owners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A" to said Declaration appearing Instrument Number 201808130079686, and corrected by Scriveners Affidavits of record in Instrument No. 201808230083703 and in Instrument No .201901300008905 and Instrument No. 201905220048424, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Samuel Anderton and Kristin Melet, husband and wife, by Warranty Deed from KVR Homes, LLC, a Tennessee limited liability company, dated October 16, 2019, recorded October 17, 2019, of record in Instrument No 201910170106333, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1442 White Dutch Lane, Antioch, TN 37013
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 28 day of June, 2023.

Samuel Anderton

Kristin Melet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said county and state Samuel Anderton and Kristin Melet, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 28th day of June, 2023

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June 17, 2026
COUNTY OF WILLIAMSON