Karen Johnson Davidson County
Batch# 1021095 DEEDWARR
06/29/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20230629-0049909

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 299,000.00.

Affiant

Subscribed and Sworn before me this 27th day of June , 2023.

Notary Public
My commission expires: 11/22/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Danielle Coe and Michael Anthony Coe 2416 Claylick Road, Whites Creek, TN 37189	New Owner	023-00-0-149

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, **Danny Ray Van Tassel, a married person, and Michael Van Tassel**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danielle Coe, an unmarried woman, and Michael Anthony Coe,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Real property located in Whites Creek, Davidson County, Tennessee, being Tract I Lot 2 of the Vantassel Subdivision, a plat of which is of record in Book 7900, Page 385, in the Register's Office of Davidson County, Tennessee, to which reference is herein made for a more complete description.

Being a portion of the same property conveyed to Douglas Carroll Van Tassel by Quitclaim Deed from Rita Sue Amacker (Van Tassel) dated April 26, 2012 and recorded May 03, 2012 of record in Instrument No. 20120503-0038308, in the Register's Office of Davidson County, Tennessee. Douglas Carroll Van Tassell has since passed October 01, 2014 leaving the property to heirs Danny Ray Van Tassel and Michael Van Tassel.

This is [✓] improved [ ] unimproved property known as 2416 Claylick Road, Whites Creek, TN 37189 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 27th day of June , 2023.

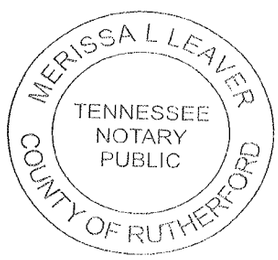
Danny Ray Van Tassel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of June, 2023, before me personally appeared, Danny Ray Van Tassel, 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 27th day of June, 2023.

Notary Signature
My commission expires: 11/22/2025



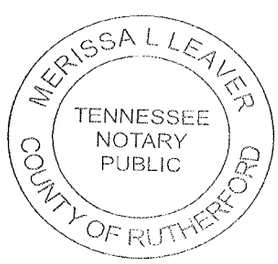
Michael Van Tassel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of June, 2023, before me personally appeared Michael Van Tassel, 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 27th day of June, 2023.

Notary Signature
My commission expires: 11/22/2025



Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 6-27-23 (date of document).

Jami K. Averwater

Signature

6-28-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of June, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

