Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 18
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023075 DEEDWARR
07/06/2023 10 09 38 AM 2 pgs
Fees $13.00 Taxes $1,554 00

20230706-0051610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MAY 14, 2024

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBER(S)
Benjamin Joubert	New Owner	042-09-0-081.00
(NAME)	(NAME)	
921 Westchester Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, I/we Clean Foreclosures USA, LLC, a Georgie Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Benjamin Joubert, an unmarried man, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 74 of Kemper Heights, Section 1, of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No 74 fronts 75.9 feet of the Southeasterly side of Westchester Drive and runs back 240 feet on the Southwesterly line and 232.9 feet on the Northeasterly line to a dead line in the rear, measuring 56.6 feet thereon

Being the same property conveyed to Clean Foreclosures USA, LLC, a Georgia Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, dated 08/18/2022, of record in Instrument 20220822-0094274, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 921 Westchester Circle, Madison, TN 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No. 2043961
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 20 day of June, 2023.

Clean Foreclosures USA, LLC

By: _____
Mike J. Diethelm, Managing Member

State of Georgia
County of Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike J. Diethelm, Managing Member of Clean Foreclosures USA, LLC, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he as such Managing Member, executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 20 day of June, 2023.

Andrea J. Lee
Notary Public
My Commission Expires: 12/09/2025

ANDREA J LEE NOTARY PUBLIC Exp. Dec. 9, 2025 CHEROKEE COUNTY, GA

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075