Karen Johnson Davidson County
Batch# 1039990 DEEDWARR
08/18/2023 11:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20230818-0064662

WARRANTY DEED

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF AUGUST, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2982LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Andrew McDole	AMERIS BANK MORTGAGE	
3140 Cloverwood Drive	1133 Ocean Avenue Mail Stop Code: DP3201	
Nashville, TN 37214	Lakewood, NJ 08701	096 11 0 037.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIMOTHY CHASE USRY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW MCDOLE, AN SINGLE MAN,** 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 Lot No. 581, on the Plan of Cloverhill, Section No. VIII, of record in Plat Book 2331, Pages 10 & 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Timothy Chase Usry, an unmarried man, by Warranty Deed from Beau Kuther, an unmarried man, of record in Instrument No. 20221115-0121769, in the Registers Office of Davidson County, Tennessee, dated October 27, 2022 [date not legible] and recorded on November 15, 2022.

Being the same property conveyed to Beau Kuther, an unmarried man, by Quit Claim Deed from Gerald Kuther and Patsi S. Kuther, husband and wife, as tenants in common with rights of survivorship, of record in Instrument No. 20201110-0132534, in the Registers Office of Davidson County, Tennessee, dated November 03, 2020, and recorded on November 10, 2020.

Being the same property conveyed to Beau Kuther, an unmarried man and Gerald Kuther and Patsi S. Kuther, husband and wife, as tenants in common with rights of survivorship, by Warranty Deed from Erin M. Hunt, a married woman and husband and Preston Hunt, of record in Instrument No. 20181203-0117434, in the Registers Office of Davidson County, Tennessee, dated November 29, 2018, and recorded on December 03, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cloverhill, Section No. VIII, as recorded in Plat Book 2331, Pages 10 and 11. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2145, Page 262 and Book 2334, Page 307. Easement recorded in Book 1136, Page 630 and Book 1334, Page 436.

This is improved property known as 3140 Cloverwood Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 8th day of August, 2023.

Timothy Chase Usry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TIMOTHY CHASE USRY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of August, 2023.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 August 8, 2023.

Lisa Allard, Affiant August 8, 2023

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this August 8, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024