Karen Johnson Davidson County
Batch# 1053331 DEEDWARR
09/22/2023 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,097.05
20230922-0074760

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $296,500.00

Affiant

Subscribed and sworn to before me, this 22 day of September, 2023.

Notary Public
My commission expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Ave.
Nashville, TN 37210
File No.: RES-23-308

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Louis McCluney	Citizens One Home Loans	**161110C00200CO**
308 Yorkshire Cir	PO Box 2800	
Nashville, TN 37211	Glen Allen, VA 23058-2800	

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 ACKNOWLEDGE, WE,

Nicholas T Nadeau and Jessica Nadeau, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Louis McCluney, unmarried 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. 102, Building A, Resubdivision of Lot 1 of Phase Four, Villages of Brentwood, of record in Plat Book 6900, Page 471, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete complete and accurate legal description of said property.

Being the same property conveyed to Nicholas T Nadeau and Jessica Nadeau, husband and wife, by Quitclaim Deed from Nicholas T Nadeau, dated May 4, 2021, of record in Instrument No. 20210511-0063091, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 308 Yorkshire Cir, Nashville, TN 37211.

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 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.

_____ Date: 9/22/23
Nicholas T Nadeau

_____ Date: 9/22/23
Jessica Nadeau

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nicholas T Nadeau and Jessica Nadeau, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of September 2023.

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Tiffany Rooker, 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 September 22, 2023.

Tiffany Rooker
Affiant Signature

9/22/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 22 day of September, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Notary's Seal



File No. RES-23-308

202309220074760