Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061640 **DEEDWARR**
10/18/2023 09 28 29 AM 2 pgs
Fees $13.00 Taxes $1,480 00

20231018-0081602

B-TO-23-237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Van Toan Tran and Thi Thu Suong Le	**New Owner**	
(NAME)	(NAME)	**173-15-0A-106 00-CO**
237 Claybrook Ln		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **WALTER L. JACQUES AND AMY J. JACQUES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VAN TOAN TRAN AND THI THU SUONG LE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 106 on the Plan of Final Plat of Mill Run Subdivision, Phase 2 (Cluster Lot Development) of record in Plat at Instrument No 20011009-0109754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Walter L Jacques and Amy J. Jacques, married by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No 20140611-0050720 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on June 11, 2014

This conveyance is subject to
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat at Instrument No 20011009-0109754, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11675, Page 472, and By-Laws attached as Exhibit B in Book 11675, page 497, as amended in Instrument No 20000215-0015152, Instrument No 20020701-0079016, Instrument No 20021121-0144876 and Instrument No 20211129-0157060, Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Instrument Number 19991207-0300674, in the Register's Office for Davidson County, Tennessee
- Common Area Conveyance to HOA of record in Instrument Number 20011219-0139981, in the Register's Office for Davidson County, Tennessee
- Transmission Line Easement of record in Book 3933, Page 359, in the Register's Office for Davidson County, Tennessee
- Easement Agreement for Ingress and Egress of record in Book 10348, Page 367, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10448, Page 188, in the Register's Office for Davidson County, Tennessee
- Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20111117-0089838, in the Register's Office for Davidson County, Tennessee
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20011024-0116286, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **237 Claybrook Ln, Antioch, Tennessee 37013**.

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), their heirs and 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), 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/our hand(s) this the 16th DAY OF OCTOBER, 2023

Walter L. Jacques by Walter Leroy Jacques Attorney in Fact.

Walter L Jacques by Walter Leroy Jacques,
Attorney in Fact

Amy J. Jacques by Walter Leroy Jacques Attorney in Fact

Amy J Jacques by Walter Leroy Jacques,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter Leroy Jacques, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WALTER L JACQUES as per the Durable Power of Attorney of Record in Instrument No 20231016-0081124, Register's Office for Davidson County, Tennessee, and who acknowledged he executed the same as the free act and deed of the said WALTER L JACQUES,

Witness my hand and official seal, this the 16th of October, 2023

Notary Public
My Commission Expires 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter Leroy Jacques, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of AMY J JACQUES as per the Durable Power of Attorney of Record in Instrument No 20231016-0081125, Register's Office for Davidson County, Tennessee, and who acknowledged he executed the same as the free act and deed of the said AMY J. JACQUES,

Witness my hand and official seal, this the 16th of October, 2023

Notary Public
My Commission Expires 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212