Karen Johnson Davidson County
Batch# 1073288 DEEDWARR
11/17/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20231117-0089963

WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Hall	Old Hickory Credit Union	053-08-0A-005.00
(NAME)	(NAME)	
2119 Lakeshore Drive	410 Donelson Pike	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37214	
(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 **Sean P. Clemson, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael A. Hall, 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:

Located in Davidson County, Tennessee, being Unit No. 2119, on the plan of Condominium Plat, Phase One, Lakeshore Pointe Condominiums, as shown on plat of record in Plan Book 9700, Page 704, Register's Office for Davidson County and further established by Master Deed of record in Book 11053, Page 690, said Registers Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sean R Clemson, an unmarried man by Warranty Deed from Kurt A. Stuessi and Patsy E. Stuessi, husband and wife, dated 09/30/2014, of record in Instrument 20141002-0091253, 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 ☒ 2119 Lakeshore Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of November, 2023.

S P. C

Sean P. Clemson

State of ~~Tennessee~~ Indiana
County of ~~Wilson~~ Porter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sean P. Clemson**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of November, 2023.

Notary Public

My Commission Expires: 03.03.2030

RITA L RAMOS
Notary Public
SEAL
Porter County - State of Indiana
Commission Number NP0739551
My Comm. Expires March 03, 2030

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202311170089963

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 11-6-23.

Kim Rogers
Affiant
Date: 11-6-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6 day of November, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY