AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road, Bldg. 5
Coraopolis, PA 15108
File No. 50031627

Karen Johnson Davidson County
Batch# 1097611 DEEDWARR
02/02/2024 03:58:30 PM 5 pgs
Fees: $28.00 Taxes: $698.35
20240202-0007651

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: Group 9, Parcel 77.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 26th day of January, 2024, by and between **Porter Neal, single,** residing at 1135 West Old Hickory Blvd, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Johnny L. Clay, unmarried,** residing at 314 Kemper Drive South, Madison, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Eighty Eight Thousand Seven Hundred Forty Four and 00/100 Dollars ($188,744.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 314 Kemper Drive South, Madison, TN 37115

Being the same property conveyed to Porter Neal, single from Jerry Shrum, a married man in a Warranty Deed dated 11/24/2015 and recorded 11/30/2015 under Instrument Number: 20151130-0120590 in the Register's Office of Davidson County, Tennessee.

This Deed satisfies the Tennessee Land Purchase and Sale Contract between Porter Neal, the Seller and Johnny L. Clay, the Purchaser dated 08/01/202 and recorded 07/14/2022 under Document No.: 20220714-0081073 in the Official Records of Davison County, State of Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Porter Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Porter Neal** the within named Grantor, 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 and seal, at office in TENNESSEE, this 26 day of January, 2024.

Notary Public

My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 188,744.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Johnny L. Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 26 day of JANUARY, 2024

Notary Public
My Commission Expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Johnny L. Clay
314 Kemper Drive South
Nashville, TN 37115

Name and address of property owner:

Johnny L. Clay
314 Kemper Drive South
Nashville, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 20151130-0120590 AND PARCEL# GROUP 9, PARCEL 77.00, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF KEMPER HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 2331, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS: 314 KEMPER DR S, MADISON, TN 37115

Parcel ID(s): GROUP 9, PARCEL 77.00

BEING THE SAME PROPERTY ACQUIRED BY PORTER NEAL, SINGLE BY DEED OF JERRY SHRUM, A MARRIED MAN, DATED 11/24/2015 AND RECORDED 11/30/2015 IN INSTRUMENT NUMBER 20151130-0120590.

Property Commonly Known As: 314 Kemper Drive South, Madison, TN 37115

Tennessee Certification of Electronic Document

I, Allyson Kotouch, 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 1-26-2024.
(Date of Document)

Allyson Kotouch
Affiant Signature

1-29-2024
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 29 day of January, 2024.

Virginia L W Juzwick
Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL