WARRANTY DEED

Karen Johnson Davidson County
Batch# 1111900 DEEDWARR
03/18/2024 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20240318-0018342

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,500,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2024.

Notary Public

My commission expires: _____
(AFFIX SEAL)

EILEEN N HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Claire McLaughlin **Anderson Thompson McLaughlin**	Navy Federal Credit Union	Map 117-09-0 Parcel 091-00
2818 Sugartree Road	820 Folin Lane	
Nashville, TN 37215	Vienna, VA 22180	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Abigail Spaulding and Joel Bruce Spaulding III, wife and husband

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

Claire McLaughlin and Anderson Thompson McLaughlin, wife and husband

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. 20 on the Plan of Woodmont Estate Number 2, of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Abigail Spaulding and Joel Bruce Spaulding III, wife and husband, by Warranty Deed from Sean P. Ryan and wife, Elizabeth T. Ryan, of record in Instrument No. 20160418-0036755, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 1130, Page 99, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Subject to the flow of Sugar Tree Creek; 3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4081, Page 431, Register's Office for Davidson County, Tennessee; 4) Easement to the City of Nashville for sanitary sewer, of record in Book 3369, Page 96, said Register's Office; 5) Charter of Woodmont Estates Neighborhood Association, of record in Book 8081, Page 687, said Register's Office; 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **2818 Sugartree Road, Nashville, TN 37215**

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 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 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/our hand(s) this **15th** day of **March, 2024.**

Abigail Spaulding

Joel Bruce Spaulding III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Abigail Spaulding and Joel Bruce Spaulding III,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2024.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/15/24 (date of document).

Affiant Signature

3/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

