WARRANTY DEED

Karen Johnson
Batch # 1126073
04/23/2024 10:53 AM
Fees: $13.00 Taxes: $1,887.00

Davidson County
DEEDWARR
2 pgs

20240423-0029135

File No. EY-24-6024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 5

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxwell Roeske and Meredith Gruhn	The Huntington National Bank	
(NAME)	(NAME)	
909 Holgate Court	7 Easton Oval	141-05-0A-036.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbus, OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Layne Clemenz and Rebecca Clemenz, wife and husband, Heirs of Corey T. Clemenz**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maxwell Roeske and Meredith Gruhn, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 36 on the Plan of Final Plat of Avondale Park, Phase 1, Section 1A of record in Plat at Instrument No. 20080226-0018937, 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 Corey T. Clemenz, an unmarried man by Warranty Deed from Tori L. Thompson, Single of record in Instrument No. 20210115-0007366 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 15, 2021. The said Corey T. Clemenz subsequently died intestate on August 7, 2023, thereby vesting ownership into his heirs at law: Layne Clemez (Father) and Rebecca Clemenz (Mother). SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20240423002913 3, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 909 Holgate Court, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-24-909

Witness my/our hand this 19th day of April, 2024.

Layne Clemenz by Joshua Hunter, Attorney-In-Fact

Rebecca Clemenz by Joshua Hunter, 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, the within named, Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Layne Clemenz, and that this instrument was executed on behalf of the said Layne Clemenz for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of April, 2024.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Rebecca Clemenz, and that this instrument was executed on behalf of the said Rebecca Clemenz for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of April, 2024.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025