Karen Johnson Davidson County
Batch# 1129667 DEEDWARR
05/01/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,012.43
20240501-0031949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $543,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jalynn Rupe	Legacy Home Loans, LLC DBA Steadfast Mortgage	Parcel ID: 062-02-0B-285-00.CO
(NAME) 3071 Penn Meade Way	(NAME) 1036 Stearman Drive, Suite 6	
(ADDRESS) Nashville, TN 37214	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ken Clevenger, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jalynn Rupe, an unmarried woman,** 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. 269 on the Plan of Abbington Park, Phase Two, Section 1, as of record in Instrument No. 20081008-1012227 and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 200841030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ken Clevenger from Celebration Homes, LLC by Warranty Deed dated June 21, 2010 and recorded on June 24, 2010 in Instrument No. 20100624-0049548, Register's Office for Davidson County, Tennessee.

Peggy Sue Clevenger , spouse of Ken Clevenger , joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4233 Longfellow Dr., Nashville, TN 37214

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.

Witness our hands this 30tth day of April, 2024

Ken Clevenger

Peggy Sue Clevenger

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ken Clevenger and Peggy Sue Clevenger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202405010031949

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of April, 2024.

Affiant Signature

Date 4/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

