Karen Johnson
Batch # 1132345
05/08/2024 10:27:01 AM
Fees: $13.00 Taxes: $1,572.13
Davidson County
DEEDWARR
2 pgs
20240508-0033857

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**800 Crescent Centre Drive, Suite 140**
**Franklin, TN 37067**

**CRT File No. 240447441**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or va
for this transfer is: $424,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2024.

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-917

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jose Isai Valdez and Jose V. Valdez<br>917 Colo Cove<br>Antioch TN 37013 | Legacy Home Loans DBA Steadfast Mortgage<br>2 Cadillac Dr.<br>Brentwood, TN 37027 | Tax Parcel ID No.<br>183-05-0A-071.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keaton Douglas Clay and Alexis Sherry Clay, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Isai Valdez and Jose V. Valdez** JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 413 on the Plan of Phase One, Section Three, October Woods, R10 Residential P.U.D., of record in Plat Book 7900, Page 909, amended in Book 9700 Pages 229 and 230, 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 Keaton Douglas Clay and Alexis Sherry Clay, husband and wife by Warranty Deed from Stephen Vandermeer, married of record in Instrument No. 20220223-0020501 Register's Office for Davidson County, Tennessee, dated February 03, 2022 and recorded on February 23, 2022.

The execution of this instrument is affected by the signature of Keaton Douglas Clay as Attorney-in-Fact for Alexis Sherry Clay, which Power of Attorney is recorded in Book Instrument Number 20240508-0033856, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 229 and 230 and Book 7900, Page 909, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9840, Page 276 and Book 10181, Page 986, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of October Woods Homeowners' Association, Inc of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.

Charter and Articles of Incorporation of October Woods Homeowners' Association, Inc of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.

Common Area Conveyance to HOA of record in Instrument Number 20000425-0041127, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee.

Final Decree Vesting Title of Property in Petitioner of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 9771, Page 560, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 917 Colo Cove, Antioch TN 37013

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors warrant this instrument is effective as of the 30th day of April, 2024.

Keaton Douglas Clay

Alexis Sherry Clay by Keaton Douglas Clay as 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, aforesaid, Keaton Douglas Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keaton Douglas Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alexis Sherry Clay, and that he is authorized by Alexis Sherry Clay, to execute this instrument on her behalf.

WITNESS my hand, at office, this 26th day of April, 2024.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026