Karen Johnson Davidson County
Batch# 1133520 DEEDWARR
05/10/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20240510-0034703

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $407,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2024.

Notary Public:
My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ravyn Clausell and Nantambu Clausell 2033 Hamilton Hill Dr. Antioch, TN 37013	New Owner 2033 Hamilton Hill Dr. Antioch, TN 37013	164-03-0A-055.00 CO

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, I/we, **Sheryl L. Roach and Rayburn E. Roach, II, wife and husband,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Ravyn Clausell and Nantambu Clausell, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Final Plat of Rolling Hills Subdivision, as shown on plat of record in Instrument No. 20161109-0118395, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Sheryl L. Roach and Rayburn E. Roach, II, wife and husband, by Special Warranty Deed from Lennar Homes of Tennessee, LLC, a Delaware Limited Liability Company, dated 9/13/2017 and recorded 9/15/2017 in Instrument No. 20170915-0094370, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Instrument No. 20161109-0118395, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161110-0119099, in the Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas recorded in Instrument No. 20190823-0084875, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration for Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150515-0045021, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX___) improved (____) unimproved property, known as: 2033 Hamilton Hill Dr., Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 10th day of May, 2024.

Sheryl L. Roach

Rayburn E. Roach, II

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 Sheryl L. Roach and Rayburn E. Roach, II, the bargainor(s), 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 official seal, this 10th day of May, 2024.

Commission Expires: 9/27/24

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 10, 2024.

Affiant Signature

5/10/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

