Karen Johnson Davidson County
Batch# 1149811 DEEDWARR
06/24/2024 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20240624-0046835

# Warranty Deed

| | |
|---|---|
| CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $341,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 20th day of June, 2024.<br><br>Notary Public<br><br>My commission expires: 1/2/2026 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Zachary Jacob Wertz | New Owner(s) | 148-14-0-187-00 |
| 4644 Packard Drive | | |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAMERON MATTHEW CLUTTS AND ALLISON CLUTTS F/K/A, ALLISON MCINNIS**, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY JACOB WERTZ, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 112 on the Plan of Revised Haywood Forest Subdivision, Section Two of record in Plat Book 5200, Page 225, 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 Cameron Matthew Clutts, an unmarried man by Warranty Deed from STST Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210826-0115177 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 26, 2021.

Being the same property conveyed to Cameron Matthew Clutts, unmarried and Allison McInnis, unmarried, tenants in common with right of survivorship by Quitclaim Deed from Cameron Matthew Clutts, unmarried of record in Instrument No. 20210928-0130309 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on September 28, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4644 Packard Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of June, 2024.

**Cameron Matthew Clutts**

**Allison Clutts F/K/A Allison McInnis**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cameron Matthew Clutts and Allison Clutts, f/k/a, Allison McInnis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2024.

Notary Public

My Commission Expires: 3-3-26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03.03.2025

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 6/20/2024 (date of document).

Affiant Signature

6/20/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

