Karen Johnson
Batch # 1152377
06/28/2024 11:16:42 AM
Fees: $13.00 Taxes: $699.30

Davidson County
DEEDWARR
2 pgs

20240628-0048690

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
126 Kedron Parkway, Spring Hill, TN 37174

File No.: ST24-050379

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Joseph Clark	Primary Residential Morttgage, Inc.	
(NAME)	(NAME)	
137 General Jackson Lane, Unit 2	1480 North 2200 West, Mac 1003	064-16-0A-137-00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS ($189,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MAUDE CLEMENTINO, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM JOSEPH CLARK, AN UNMARRIED MAN,** 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 Unit No. 137 on the Plan of Jackson Meadow, Phase I, Section I, as shown on plat of record in Plat Book 6900, Page 527, 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 Maude Clementino, an unmarried woman by Warranty Deed from Teresa Rae Lawson and husband, Curtis L. Lawson, dated 04/12/2022, of record in Instrument No. 20220420-0045418, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other

matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 137 General Jackson Lane, Unit 2, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the _____ day of June, 2024

Maude Clementino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Maude Clementino, an unmarried woman, 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 persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2024.

Jaime Elean Cannon
Notary Public

My Commission Expires: 03-08-2025

(SEAL)

JAIME ELEAN CANNON
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 8, 2025