Karen Johnson Davidson County
Batch# 1155371 DEEDWARR
07/08/2024 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240708-0050948

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST 2nd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 04.18.2026

(AFFIX SEAL)

KATLYN CLARKE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Zacharias Clemmons | CrossCountry Mortgage, LLC | 163-02-0C-314.00 |
| (NAME) | (NAME) | |
| 1382 Rural Hill Road, Unit 314 | 2160 Superior Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Cleveland, OH 44114 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, 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 **Leeander H. Holden and Sierra Holden, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Zacharias Clemmons, a single man,** hereinafter called the GRANTEE(S), his/her/their 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. 314 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leeander H. Holden, an unmarried person by Warranty Deed from Red Group LLC, a Tennessee limited liability company, dated 08/08/2019, of record in Instrument No. 20190812-0080091, Register's Office for Davidson County, Tennessee.

The said Leeander H. Holden having since married Sierra Holden.

The said Sierra Holden, wife of Leeander H. Holden joins in this conveyance to convey any interest she may have in said property.

This conveyance is subject 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☑ 1382 Rural Hill Road, Unit 314, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of July, 2024.

Leeander H. Holden

Sierra Holden

**State of Tennessee**
**County of Wilson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leeander H. Holden and Sierra Holden,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2024.

Notary Public:

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO., TN

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

Certificate of Authenticity

I, Stephanie Smothermon, 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 July 1, 2024.

Date

Affiant Signature

July 3, 2024
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 3rd day of July, 20 24.

Notary's Signature

My Commission Expires: 4/18/26
Date

Notary's Seal (if on paper)

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY