Karen Johnson Davidson County
Batch# 1208236 DEEDWARR
11/25/2024 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,228.40
20241125-0091914

WARRANTY DEED

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Judy Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 12-19-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80561

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Katherine Rose Nussear	New Owner	182150C 036.00CO
(NAME)	(NAME)	
1529 White Tip Ln		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Two Thousand And No/100 Dollars ($332,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARILYN KAYE WEBB, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE ROSE NUSSEAR, AN UNMARRIED WOMAN, 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 lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING Unit No. 36, as shown on Exhibit A-1 of the Horizontal Property Regime, Clover Glen Phase 1B - Lot 158 of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Clover Glen, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No.

20180813-0079686, as amended in Instrument No. 20191030-0111394 (Annexing Phase 1B) and amended in Instrument No. 20230313-0018001, of the Register's Office of Davidson County, Tennessee, and also shown as Lot No. 158 on the Major Subdivision Final Plat, Clover Glen, Phase 1B, of record in Instrument No. 20191015-0105301, in said Register's Office, reference to which is hereby made for a more complete description.

BEING the property conveyed to Marilyn Kaye Webb, a single woman, by Warranty Deed from KVR Homes, LLC, dated August 31, 2020, appearing of record in Instrument No. 20200902-0099729, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 1529 White Tip Ln, Antioch, TN 37013
(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 our hands this 15 day of November, 2024.

Marilyn Kaye Webb

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 15 day of November, 20 24, before me personally appeared Marilyn Kaye Webb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Judy Reed

Serial Number, if any: _____

My Commission Expires: 11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 11/15/24.

Affiant Signature – Joshua A. Terry

11/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27