WARRANTY DEED

Karen Johnson Davidson County
Batch# 1216631 DEEDWARR
12/16/2024 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20241216-0097460

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Joyce A Crafton
Affiant Joyce A. Crafton

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2024.

Helen F Mackey
Notary Public

MY COMMISSION EXPIRES: 06-29-27
(AFFIX SEAL)

HELEN F MACKEY NOTARY PUBLIC TENNESSEE MY COMM. EXPIRES: 06-29-27 SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Pamela Jeter and William Harrell Jeter, Jr.	**New Owner**	129-110A-43700
(NAME)	(NAME)	
437 Siena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joyce A. Crafton, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Pamela Jeter and William Harrell Jeter, Jr., wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 437, on the Horizontal Property Regime for THE CLOISTER AT ST. HENRY, PHASE 1B, as recorded in Master Deed of record in Book 6237, Page 665 and as amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
Joyce A. Crafton does hereby convey both leasehold and fee simple interests with this conveyance.

Being the same property conveyed to Joyce A. Crafton, unmarried, by Warranty Deed from John M. Rucker, unmarried, of record in Instrument No. 20140507-0038936, in the Register's Office of Davidson County, Tennessee, dated May 02, 2014, and recorded on May 07, 2014.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 437 Siena Drive, Nashville, TN 37205
(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.

Effective the 11th day of December, 2024.

Joyce A. Crafton

Joyce A. Crafton

STATE OF TENNESSEE

COUNTY OF Sumner

On this 11th day of December, 20 24, before me personally appeared Joyce A. Crafton, 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.

Helen F Mackey

Notary Public

HELEN F MACKEY
NOTARY PUBLIC
TENNESSEE
SUMNER COUNTY
MY COMM. EXPIRES 06-29-27

My Commission Expires: 06-29-27

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, Amanda Maynor, 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

December 11, 2024.

Date

Affiant Signature

December 16, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16** day of **December**, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON