Karen Johnson Davidson County
Batch# 1327258 DEEDWARR
09/26/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250926-0076889

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2025.

Notary Public

My commission expires: 6.29.27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rachel Neff	Rachel Neff	173-06-0B-064.00-CO
2341 Somerset Valley Dr	2341 Somerset Valley Dr	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mallory McClure and Brett McClure, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rachel Neff, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the plan of Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, as shown on the plat of record in Instrument No. 20120912-0082696, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mallory Klotzback, an unmarried woman by Warranty Deed from Austin Jett and Taylor Jett, husband and wife of record in Instrument No. 20210804-0104761 Register's Office for Davidson County, Tennessee, dated August 2, 2021 and recorded on August 4, 2021.

The said Mallory Klotzback having since married Brett McClure and is now known as Mallory McClure; the said Brett McClure joins in the execution of this Warranty Deed to convey any interest, specifically any homestead, dower, spousal or other marital rights or interests, as

contemplated in T.C.A. § 26-2-301 or other similar statutes therein, that he may have in the subject property.

This is improved property known as **2341 Somerset Valley Dr, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of September, 2025.

Mallory McClure

Brett McClure

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mallory McClure and Brett McClure, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of September, 2025.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Lenders Title Company File No. 25-002582-524

SP 11/2015

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__09/09/2025_____ (date of document)**.

_____
Affiant Signature

_____09/09/2025_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
9th day of
____September_____,
20_25__.

_____
Notary's Signature
My Commission Expires:_____

