This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9736-RR

Karen Johnson Davidson County
Batch# 542002 DEEDWARR
12/23/2020 01:50:30 PM 7 pgs
Fees: $38.00 Taxes: $1,424.50
20201223-0153068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2020.

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Greenleaf Real Estate Development, LLC 104 East Park Drive, Building 300 Brentwood, TN 37027	New Owner	146-11-0-094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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/we, **Kathy Sue Quinn, Matthew Clifford, and John Williams**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Greenleaf Real Estate Development, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), his/her/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 the South part of Lot No. 163 on the Plan of Crieve Hall Estates, of record in Plat Book 1835, Page 122-124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot 163, fronts 125 feet on the easterly side of Stillwood Drive and runs back between lines 215.7 feet on the southerly line and 268.9 feet on the northerly line, to a broken line in the rear measuring 169.6 feet. Being all of Lot 163, except a triangle having a base of 55 feet on Stillwood Drive, out of the northwest part thereof.

Being a portion of the same property conveyed to Donald L. Clifford by Installment deed from Leslie R. Baumgartner and wife, Jannie T. Baumgartner of record in Book 7633, page 427 Register's Office for Davidson County, Tennessee, dated August 22, 1988 and recorded on August 23, 1988.

Donald L. Clifford died January 11, 2008. His estate being administered through Davidson County Probate Court, Docket No. 11P-37. A copy of the Order of Probate without Formal Administration recorded in Instrument No. 20110114-0004192 and a copy of the Last Will of Donald Lawrence Clifford recorded in Instrument No. 20110114-0004193, in the Register's Office for Davidson County, Tennessee. Said property is devised to his wife, Bonnie Sue Clifford.

Bonnie S. Clifford died April 24, 2020. Her estate being administered through Davidson County Probate Court, Docket No. 20P927.

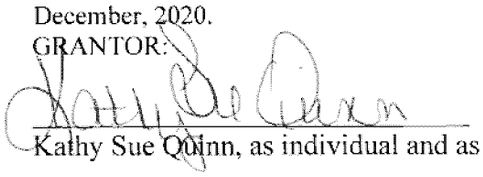
This is improved property located at: **5016 Stillwood Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of December, 2020.

GRANTOR:



Kathy Sue Quinn, as individual and as the Executrix of the Esate of Bonnie Sue Clifford

Matthew Clifford

John Williams

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Matthew Clifford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Kathy Sue Quinn, Matthew Clifford, and John Williams, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2020.

Notary Public
My Commission expires: _____

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named John Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Kathy Sue Quinn, Matthew Clifford, and John Williams, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2020.

202012230153068

Notary Public
My Commission expires: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Kathey Sue Quinn, as an individual and as the Executrix of the Estate of Bonnie Sue Clifford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Executrix and Devisee of the Estate of Bonnie S. Clifford, and is authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202012230153068

This is improved property located at: **5016 Stillwood Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of December, 2020.
GRANTOR:

Kathy Sue Quinn, as individual and as the Executrix of the Esate of Bonnie Sue Clifford

Matthew Clifford

John Williams

STATE OF California Californiy

COUNTY OF Orange Orange

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Matthew Clifford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Kathy Sue Quinn, Matthew Clifford, and John Williams, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2020.

SEE ATTACHED
NOTARIAL CERTIFICATE

Notary Public
My Commission expires: _____

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named John Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Kathy Sue Quinn, Matthew Clifford, and John Williams, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2020.

Notary Public
My Commission expires: _____

202012230153068

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of ORANGE

On 12/15/2020 before me, **M.C. MILLER, Notary Public,**

personally appeared Matthew Clifford

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. C. MILLER
NOTARY PUBLIC - CALIFORNIA
COMMISSION #2181042
ORANGE COUNTY
My Comm. Exp. February 9, 2021

Signature _____ (Seal)

M.C. Miller, Notary Public - Comm. # 2181042 exp. 02/09/2021

Optional Information

Description of Attached Document

Title or type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

__Corporate Officer

__Partner

__Individual

__Trustee

__Other

Signer Is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

__Corporate Officer

__Partner

__Individual

__Trustee

__Other

Signer is Representing: _____

This is improved property located at: **5016 Stillwood Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of December, 2020.
GRANTOR:

Kathy Sue Quinn, as individual and as the Executrix of the Esate of Bonnie Sue Clifford

Matthew Clifford

John Williams

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Matthew Clifford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Kathy Sue Quinn, Matthew Clifford, and John Williams, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2020.

Notary Public
My Commission expires: _____

STATE OF Kentucky

COUNTY OF Simpson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named John Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Kathy Sue Quinn, Matthew Clifford, and John Williams, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2020.

SHELLEY POWERS CLARK
Notary Public-State at Large
KENTUCKY
My Commission Expires 10-30-2021

Shelly P Clark
Notary Public
My Commission expires: 10/30/21

202012230153068

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY