NEW OWNER:

SEAN MCKINNIS, ET AL
8223 ALAMO ROAD
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0015

Map & Parcel 91 2 319.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 552764 **DEEDWARR**
01/12/2021 10:57:07 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20210112-0005271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD W. CLEM, JR.** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SEAN MCKINNIS, ANTHONY MCKAY, and KIRTLEY WHITTINGTON, as tenants in common, a one-third undivided interest each,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being Lot Nos. 1410 and 1412 of Block 44, Plan No. 2, West Nashville, as shown on the plat of the same of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lots adjoin and front together 50 feet on the south side of California Avenue and extend back southwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Richard W. Clem, Jr., unmarried by Warranty Deed from Rufus L. Carter and wife, Elizabeth Carter, dated July 31, 2000, and of record in Instrument No. 20000905-0087600, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5505 CALIFORNIA AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 172, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before sixty (60) days from date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, Pamela Jean Matthews Clem, spouse of the said Richard W. Clem, Jr., for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 8th day of January, 2021.

RICHARD W. CLEM, JR.

PAMELA JEAN MATTHEWS CLEM

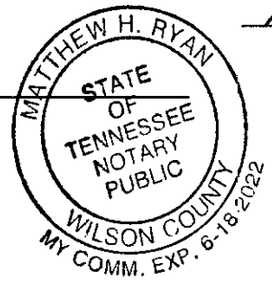
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICHARD W. CLEM, JR. and PAMELA JEAN MATTHEWS CLEM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of January, 2021.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

AFFIANT

Sworn to and subscribed to before me this 8th day of January, 2021.

NOTARY PUBLIC

My commission expires: 