WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON SWH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.20.23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Scott Alexander	New Owner	11703006200
(NAME)	(NAME)	
2952 Primrose Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 566265 DEEDWARR
02/02/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,084.95
20210202-0015178

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jason Clifton, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Brian Scott Alexander and Brittany Dixon, husband and wife, hereinafter called the GRANTEE(S), and/or their 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 Lot No. 1, of Block B on the Plat of Belmont Terrace, Annex No. 4 as shown on plat of record in Plan Book 974, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the Southerly side of Primrose Circle and runs back between parallel lines 186.1 feet on the Westerly line along the Easterly line of an unnamed street, 162.5 feet along the Easterly line to the margin of the Tennessee Central Railroad on which it measures 115 feet.

Included but specifically excluded is that portion of the property conveyed to the State of Tennessee for construction of a controlled access highway and for ingress and egress to and from of record in Book 4795, Page 753, more particularly described as follows:

Beginning at a point in the South boundary of this property, said point being South 57 deg. 38' West 75.3 feet along the said boundary from its intersection with the West margin of Primrose Circle at another point that is 1227.1 feet South and West of the East exit of Primrose Circle on Primrose Avenue; Thence along the said South boundary South 57 deg. 38' West 86.5 feet to a point in the North right of way of the Tennessee Central Railroad; thence along the said right of way if the Tennessee Central Railroad; thence along the said right of way North 34 deg. 39' West 115.0 feet to a point; thence North 75 deg. 11' East 950 feet to a point' thence South 32 deg. 51' East 85.5 feet to the point of beginning and containing 8,790 square feet and being part of the property conveyed by Frank P. Petzold and wife to Hilda A. Nutting of record in Book 1258, Page 172, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Jason Clifton, an unmarried man by Warranty Deed from Corbin Walker and wife, Elizabeth Kirk Walker FKA Elizabeth Kirk, dated 01/17/2014 and recorded 01/22/2014, of record in Instrument 201401220005854, Register's Office for Davidson County, Tennessee.

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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2952 Primrose Circle, Nashville, TN 37212

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 29th day of January, 2021 .

Jason Clifton

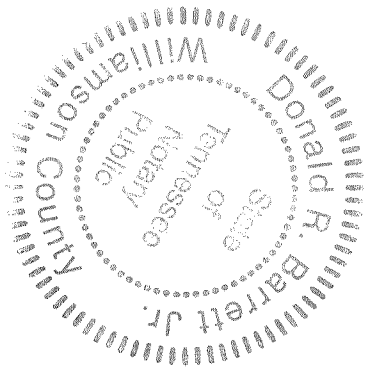
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Clifton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of January, 2021.

Notary Public:
My Commission Expires: 8/14/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON