WARRANTY DEED

Karen Johnson Davidson County
Batch# 584793 DEEDWARR
03/04/2021 12:50:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20210304-0028452

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 me on 02/____/2021 3/1/21

NOTARY PUBLIC
My Commission Expires:

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires MAR 6, 2022

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Josiah McCloud 3704 Homeland Drive Nashville, TN 37218	Caliber Home Loans, Inc. 1525 S. Beltline Road Coppell, TX 75019	058 00 0 169.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elberta Express, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Josiah McCloud, a married man; joined by his spouse Victoria McCloud; Jesse Kai McCloud, an unmarried man and Cody McCloud, a married man as tenants in common with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract One:
Being Lot No. 217 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, Page 55, amended in Book 7620, Page 552, said Register's Office.

Said Lot No. 217 fronts a total of 320.00 feet on the Northeasterly side of Homeland Drive and runs back 342.0 feet on the Northwesterly line and 339.5 feet on the Southeasterly line to a point of intersection, said lot being triangular in shape.

Tract Two:
Being Lot No. 218 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, Page 55, amended in Book 7620, Page 552, said Register's Office.

Said Lot No. 218 fronts 125.00 feet on the Northeasterly side of Homeland drive and runs back 339.5 feet on the Northwesterly line and 441.0 feet on the Southeasterly line to a line in the rear which measures 162.00 feet thereon.

Being the same property conveyed to Elberta Express, Inc., a Tennessee Corporation, by Warranty deed from Alden Horton, III and Juli G. Horton, also known as Julie G. Horton, married, of record in Instrument No. 20170807-0080341, in the Register's Office of Davidson County, Tennessee, dated July 28, 2017 and recorded on August 07, 2017.

This is Improved property, known as 3704 Homeland Drive, Nashville, TN 37218.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands on 02/25/2021.

Elberta Express, Inc.

By: Brenda Lewis

Brenda Lewis, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Brenda Lewis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an authorized agent of ELBERTA EXPRESS, INC., the within named bargainor, and that she as such authorized agent executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by herself as authorized agent.

Witness my hand and official seal on February 25, 2021.

PSHill

NOTARY PUBLIC

My Commission Expires: 11-6-2024

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY