Karen Johnson Davidson County
Batch# 592912 DEEDWARR
03/17/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210317-0035061

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2021.

Notary Public

My commission expires: 4/17/23

GREGORY D. VADNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Seth Colon and Aubrey Stepp	Seth Colon and Aubrey Stepp	162-05-0-143.00
321 Ash Grove Drive	321 Ash Grove Drive	
Nashville, TN 37211	Nashville, TN 37211	

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, I,

Clean Foreclosures USA, LLC, a Georgia Limited Liability Company

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

Seth Colon and Aubrey Stepp, husband and wife

(hereinafter called the "Grantee"), his 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. 31 on the Plan of Hickory Valley, Section 2-A of record in Plat Book 3400, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Donna G. Striepling, Executor of the Estate of David W. Bruce, decreased of record in Instrument No. 20200923-0109359 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020.

Being the same property conveyed to Clean Foreclosures USA, LLC, a Georgia Limited Liability Company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20200924-0109461 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 24, 2020.

This is improved property known as **321 Ash Grove Drive, Nashville, TN 37211.**

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 he is lawfully seized and possessed of said land in fee simple, has 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. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 ~~15th~~ 12th day of March, 2021.

Clean Foreclosures USA, LLC, a Georgia Limited Liability Company

Michael J. Diethelm - Member

STATE OF Georgia
COUNTY OF Fulton

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael J. Diethelm, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Clean Foreclosures USA, L.L.C., the within named bargainor, a Georgia limited liability company, and that Michael J. Diethelm as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal this ~~15th~~ 12th day of March, 2021.

Kelli E. Michie
Notary Public
My Commission Expires: 05/22/2023

KELLI E. MICHIE NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES May 22, 2023

SolomonParks File No. 21-000059-526

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)