This Instrument Prepared By and Returned To: Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20210538 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$573,851.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 26 day of March, 2021. Notary Public My Commission Expires: _____

LEXI HALL STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 1-4-2025 KNOX COUNTY

WARRANTY DEED

THIS INDENTURE, made this 26 day of March, 2021, among:

JEFFERY D. CLEMMONS AND NITARA D. CARSWELL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 602667 DEEDWARR
03/30/2021 09:20:42 AM 2 pgs
Fees: $13.00 Taxes: $2,123.25
20210330-0041298

AND

KINSMAN COMPANY, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land SITUATED in Davidson County, Tennessee, being Lot No 17, of the final plat, WOODBURY, Phase 2, of record in Inst. No. 20140429-0035945, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Jeffery D. Clemmons and Nitara D. Carswell, husband and wife, by Special Warranty Deed dated November 5, 2019, of record in Inst. No. 20191106-0114636, in the Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited Liability company by Warranty Deed dated September 26, 2018, of record in Inst. No 20180927-0095943, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower

therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jeffery D. Clemmons

Nitara D. Carswell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ***Jeffery D. Clemmons and wife, Nitara D. Carswell***, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2021.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Kinsman Company, LLC
576 Summit Oaks Ct
Nashville, TN 37221

Responsible Party For Taxes:

Kinsman Company, LLC
130 Belle Forest Circle
Nashville, TN 37221

Tax ID: 128-12-0B-017.00-CO