Karen Johnson Davidson County
Batch# 604679 DEEDWARR
04/01/2021 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $5,013.50
20210401-0042799

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson 2021-618 THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,355,000.00. (Affiant) Sworn to and subscribed before me this 30 day of March, 2021. Notary Public My commission expires: 05-01-2021

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Jared Tucker Clifford & Melody Clifford (NAME)	(NAME) NEWOWNER	**102-08-0-023.00**
6411 Lansing Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Windsor Homes LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jared Tucker Clifford and Melody Clifford, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 311 on the plan of Final Plat of Horton Heights, Section J as of record in Plat Book 2133, Page 68, 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 all the same property conveyed to Windsor Homes, LLC, a Tennessee limited liability company, by deed from C & C Residential Properties, Inc, of record in Instrument No. 20191230-0134197, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 fronts 63.8 feet on the Easterly side of Lansing Drive and extends back 211.2 feet on the Northerly line and 308 feet on the Southerly line to a dead line, measuring 303.6 feet thereon.

Being improved property also known as: 6411 Lansing Drive, Nashville, TN 37209.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of March, 2021.

Windsor Homes LLC,
a Tennessee Limited Liability Company

By: Quin Evans Segall
Quin Evans Segall, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Quin Evans Segall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of Windsor Homes LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Quin Evans Segall as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Witness my hand and seal, at office in Franklin, this 30th day of March, 2021.

Dee Ray
Notary Signature

My Commission Expires: 5/2/22

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

