WARRANTY DEED

Karen Johnson Davidson County
Batch# 640476 DEEDWARR
05/20/2021 09:58:26 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20210520-0068424

J-SB-FHE-21-3016

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Synergy Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**070-02-0-053.00** **070-02-0-054.00** **070-02-0-055.00**
P.O. Box 1805		
(ADDRESS)	(ADDRESS)	
Bellevue, WA 98009		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOSEPH CLAYBON AND BARBARA CLAYBON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SYNERGY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I
Known as 3024 Stokers Lane, Nashville, Tennessee 37218

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shawnwood, of record in Plat Book 5190, Page 737, Register's Office for said County, to which reference is hereby made for a more complete description.

Tract II
Known as 3020 Stokers Lane, Nashville, Tennessee 37218

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Shawnwood, of record in Plat Book 5190, Page 737, Register's Office for said County, to which reference is hereby made for a more complete description.

Tract III
Known as 3016 Stokers Lane, Nashville, Tennessee 37218

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Shawnwood, of record in Plat Book 5190, Page 737, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Claybon and Barbara Claybon, husband and wife, by Warranty Deed from Anne Cato, recorded January 20, 2006 in Instrument No. 20060120-0008007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 737, Register's Office for Davidson County, Tennessee.
- Easement for sewer line of record in Book 6190, Page 688, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3016, 3020 & 3024 Stokers Lane, Nashville, Tennessee 37218**.

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), their heirs and 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), their 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.

Witness my/our hand(s) this the 19th DAY OF MAY, 2021.

Joseph Claybon

Barbara Claybon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH CLAYBON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA CLAYBON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212