THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3000
Parcel ID: 135-14-0A-220-00

Property Address:
1605 Clingmans Court, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 652344 DEEDWARR
06/09/2021 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210609-0077241

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
1605 Clingmans Ct.
Nashville TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, CADILLAC CARL W. BLACK, Personal Representative of the ESTATE OF PAULETTE BLACK, DECEASED,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **YOANDY PEREZ and ARIANNY PEDRE MIRANDA, a married couple**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, Page 842, as amended of record by Amendments to Final Plat of record in record Book 10890, Page 215 and in Record 11114, Page 958, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to PAULETTE BLACK by Deed dated July 1, 2011 from ANDY REGG, unmarried, recorded July 8, 2011, in Instrument Number 20110708-0052406, in the Official Records of Davidson County, Tennessee. Paulette Black having since passed intestate on 11/26/2020 property herein is vested to her heirs at law pursuant to Order to Probate In the Circuit Court of Davidson County, Tennessee in Docket No. 21P141. Pursuant to Order for Approval to Sell Real Property in Docket No. 21P141, in the Seventh Circuit Court of Davidson County, Tennessee, the Personal Representative, Cadillac Carl W. Black, is authorized to further convey said property. Said order of record in Instrument No._____, Register's Office for Davidson County, Tennessee.

This is improved property known as, 1605 Clingmans Court, Nashville, TN 37013

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 8250, page 842, Plat Book 10890, page 215, Plat Book 11114, page 958, Plat Book 11408, page 962, Plat Book 11408, page 964 and Plat Book 11408, page 966, Register's Office for Davidson County, Tennessee.

3. Sewer easement as contained in Book 6825, page 683, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to South Central Bell Telephone Company as contained in Book 6803, page 287, Register's Office for Davidson County, Tennessee.

5. Articles for Homeowner's Association as contained in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance for Sewer and Water granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7097, page 158, Book 9207, page 504, Book 9207, page 511, Book 9207, page 529, Book 11201, page 733 and Book 11201, page 757, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement as contained in Book 6594, page 983, Book 6865, page 79 and Book 10752, page 463, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Book 6405, page 169, Book 7065, page 959, Book 7067, page 739, Book 10097, page 390, Instrument No. 20010504-0046047 and Instrument No. 20010504-0046048, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set our signatures, this 4 day of June, 2021.

Cadillac Carl W. Black

CADILLAC CARL W. BLACK,
PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CADILLAC CARL W. BLACK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Personal Representative of the **ESTATE OF PAULETTE BLACK**, the within name bargainer, and that he as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as Personal Representative, respectively.

WITNESS my hand and official seal this 4 day of June, 2021.

JACKSON M. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:
11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $350,000.00.

Affiant

SWORN TO and subscribed before me on this 4 day of June, 2021.

KATHRYN SMITH RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

11-17-24
My Commission Expires

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

