Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220

Karen Johnson Davidson County
Batch# 663723 **DEEDWARR**
06/24/2021 10:20:21 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20210624-0085585

.NLY

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00 .

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2021.

Notary Public
My commission expires: 5/18/2024

ALEXANDRA OWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2693 TOWNSEND COURT, SUITE C
CLARKSVILLE, TN 37043
File No. 2021-528

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Anthony Blake Jones Kaitlyn Anne Jones 5408 Louisiana Avenue Nashville, TN 37209	New Owner	091-06-0-374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Clarkland, a Tennessee general partnership** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Anthony Blake Jones and Kaitlyn Anne Jones, husband and wife** ("GRANTEE"), their heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, their heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that they is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds it, its heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, their heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2021** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 21st day of June, 2021.

GRANTOR:

Clarkland, a Tennessee General Partnership

By: _____
Herb E. Baggett, Jr., Partner

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said State and County, Herb E. Baggett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Partner of Clarkland, a Tennessee general partnership, the within named bargainor, and that such Partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the partnership as such Partner thereof.

Witness my hand, at office, this 21st day of June, 2021.

_____
Notary Signature
My commission expires:
Feb 23, 25

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Being Lot No. 1317 on the Plan of West Nashville, Plan No. 2, Block 28, of record in Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clarkland, a Tennessee general partnership, by Warranty Deed from Aaron LLC, dated 10/07/2015, recorded 10/13/2015, in Instrument No. 20151013-0103848, in the Register's Office for Davidson County, Tennessee. (Consideration Amount $332,500.00)

Property Address: 5408 Louisiana Avenue, Nashville, TN 37209