Karen Johnson Davidson County
Batch# 667211 DEEDWARR
06/29/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210629-0087922

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH21-02123

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cameron Clinger and 2511 Solomon Lane Nashville, TN 37207	SAME	050 02 0A 104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jesse Zilio and Amber Zilio, Married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cameron Clinger, Unmarried Man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Belle Arbor PUD, Phase 4 (Formerly Known as Victory Village PUD) of record in Instrument No. 20180503-0042421 Register's Office for Davidson County, Tennessee to which plan Reference is hereby made for more complete description

Being the same property conveyed to Jesse Zilio, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20181231-0126149, in the Register's Office of Davidson County, Tennessee, dated December 27, 2018 and recorded on December 31, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2511 Solomon Lane, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of June, 2021

Jesse Zilio

Amber Zilio

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 28th day of June, 2021, before me personally appeared **Jesse Zilio and Amber Zilio**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

LATIKA RANI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Rini Farrell Schofill 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, Krystal Schuster, a notary public for this county and state, Rini Farrell Schofill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 08/21/2023

{Notary' Seal}

