WARRANTY DEED

Karen Johnson Davidson County
Batch# 674716 **DEEDWARR**
07/12/2021 09:15:29 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210712-0093105

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clear Creek Holdings, LLC	Clear Creek Holdings, LLC	Parcel ID: 092-13-0-313.00
(NAME) 4404A Westlawn Drive	(NAME) 4404A Westlawn Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hollie G. Owings, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clear Creek Holdings, LLC**, hereinafter called the Grantees, their heirs 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. 86, on the Map of Shields' New West Nashville Plan of Lots, as of record in Book 57, Page 77, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa P. Gray and Paul R. Reeves, both married by Warranty Deed from Leroy Cook, unmarried, of record in Book 10039, Page 471, Register's Office of Davidson County, Tennessee, dated April 30, 1996 and recorded May 3, 1996.

Being the same property conveyed to Vanessa P. Gray by Quitclaim Deed from Paul R. Reeves, of record in Instrument No. 20130816-0086263, Register's Office of Davidson County, Tennessee, dated August 3, 2006 and recorded August 16, 2013. The said Vanessa P. Gray a/k/a Vanessa Paulette Wingate having since died on October 9, 2019.

Being the same property conveyed to Hollie G. Owings, a married woman by Quitclaim Deed from Charles J. Wingate, an unmarried man, of record in Instrument No. 20210617-0082150, Register's Office of Davidson County, Tennessee, dated June 10, 2021 and recorded June 17, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 303 37th Avenue N, Nashville, TN 37209

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 and assigns forever; and we do covenant with the said Grantees 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 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 our hands this 8th day of July, 2021

Hollie G. Owings

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Hollie G. Owings, a married woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2021.

Notary Public

My Commission Expires:

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY