Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

Karen Johnson Davidson County
Batch# 683464 DEEDWARR
07/26/2021 11:04:25 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20210726-0099806

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215377

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for thi value of the Premises, whichever is greater, is **$265,000.00** which is ec than the amount the Premises would command at a fair and voluntary sal

Affiant

Sworn to and subscribed before me this 22nd day of July, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

THIS INDENTURE, made this 22nd day of July, 2021, among:

CLEAN FORECLOSURES USA, LLC,
a Georgia limited liability company
their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SCOUT WH CRAMPTON-GLASSANOS unmarried

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Lot No: 35, Anderson Estates of record in Plat Book 6200, Page 726, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry L. Shrum and Joyce A. Shrum by Warranty deed from Alfredo Ramirez, married of record in Instrument No. 20150130-0008860 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 30, 2015.

Being the same property conveyed to Music City Holdings, LLC a Texas Limited Liability Company by Warranty deed from Jerry L. Shrum and Joyce A. Shrum of record in Instrument No. 20210412-0048545 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 12, 2021.

Being the same property conveyed to Clean Foreclosures USA, LLC by Warranty deed from Music City Holdings, LLC a Taxa s Limited Liability Company of record in Instrument No. 20210413-0048991 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 13, 2021.

Being also known as 207 Nix Drive A Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Clean Foreclosures USA, LLC

BY: _____
Michael J. Diethelm, Member

State of MICHIGAN
County of ALPENA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael J. Diethelm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Clean Foreclosures USA, LLC, LLC and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 21 day of July, 2021.

_____
Notary Public
My Commission Expires: 7-3-2026

C Schultz
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Alcona
My Commission Expires 07/03/2026
Acting in the County of Alpena

Owner Name & Property Address:

Name: Scout WH Crampton-Glassanos
Address: 207 Nix Drive A
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Scout WH Crampton-Glassanos
Address: 207 Nix Drive A
City, State, Zip: Madison, TN 37115

Tax ID: 043-10-0-012.00