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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635657

Karen Johnson Davidson County
Batch# 694387 **DEEDWARR**
08/11/2021 10:18:42 AM 2 pgs
Fees: $13.00 Taxes: $9,527.50

20210811-0108237

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,575,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leland Carroll Clemons, Jr. 4422 Forsythe Place Nashville TN 37205	New Owner	Tax Parcel ID No. 130 10 0 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Holly Furman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leland Carroll Clemons, Jr. and Kristin Clemons, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 16 on the Plat Showing a Resubdivision of Lots No. 6-7-16-17-26-27 and 32 of Block "C", and a strip 139 1/2 ft. wide off of the North Part of Block "D" of Belle Meade, recorded in Book 421, Page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Holly Furman, by Warranty Deed from Stephen T. Jennings and Jessica Jennings, husband and wife, of record in Instrument No. 20200401-0034937, in the Register's Office of Davidson County, Tennessee, dated March 06, 2020 and recorded on April 01, 2020.

Being the same property conveyed to Stephen T. Jennings and Jessica Jennings, husband and wife, by Warranty Deed from Arthur Robinson Tyler, Jr. and wife, Margaret Bass Tyler, of record in Instrument No. 20170404-0032657, in the Register's Office of Davidson County, Tennessee, dated March 29, 2017 and recorded on April 04, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2021 and thereafter, for tax parcel identification number 130 10 0 020.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots No. 6-7-16-17-26-27 and 32 of Block "C", and a strip 139 1/2 ft. wide off of the North Part of Block "D" of Belle Meade, as recorded in Plat Book 421, Page(s) 96.

Easement for Driveway, recorded in Instrument No. 20140703-0059131.

This is improved property located at 4422 Forsythe Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 9th day of August, 2021.

Holly Furman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Furman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022