RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 701479 DEEDWARR
08/20/2021 08:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,612.12
20210820-0112673

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Virginia)
~~COUNTY~~ OF Alexandria)
City

The actual consideration for this transfer or value of property transferred (whichever is greater) is $435,707.00

Affiant

Sworn to and subscribed before me this 17th day of August, 2021.

Notary Public

My Commission Expires: 06/30/2023

CRYSTAL DETE GOINS (SEAL)
Notary Public
Commonwealth of Virginia
My Comm. Expires 06/30/2023
7820586

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tony Clouse 134 Hills Hollow Rd. Goodlettsville, TN 37072	New Owner(s)	041-12-0-088.00 041-12-0-089.00

This Indenture is made on the 17th day of August, 2021, by and between **TENIR LLC, a California limited liability company** ("Grantor"), and **TONY CLOUSE (aka Tony Ray Clouse aka Tony R. Clouse)** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Tract 1:
A tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee being a part of Lot No. 1 on the Plan of the Gleaves Land, of record in Book 42, Page 643, Register's Office for said County, and being known as Lot No. 5 on the Map of Locust Hill Subdivision, not of record, and described according to a copy of a survey made by S.E. Davis, Surveyor, January 10, 1946, as follows: Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section, 500 feet east of the easterly margin of Dickerson Pike, being the corner of Lots Nos. 4 and 5; thence with the line between said lots, southerly 364.6 feet; thence easterly 100 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots northerly 364.6 feet to the south margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the beginning.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 4 on the Map of a Re-Subdivision of part of Tract 1 of the Gleaves Land, in the 11th Civil District called Locust Hill Subdivision, not of record, and described as follows: Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section at the corner of Lots 3 and 4, being 400 feet east of the easterly margin of Dickerson Pike; thence with the line between said lots, southerly 364.6 feet to a point; thence easterly 100 feet to a corner of Lot No. 5; thence with the line between Lots Nos. 4 and 5, northerly 364.6 feet to the south margin of Old

Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the point of beginning.

Being the same property conveyed to Tenir LLC, a California limited liability company, by General Warranty Deed from Ronald R. McCrary and Frances Gail McCrary, husband and wife, dated May 31, 2021 and recorded June 11, 2021 in Instrument No. 20210611-0079168, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 929 & 931 Old Hickory Blvd., Madison, TN 37115.

This conveyance is being made subject to:

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

[Signature page follows; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date first written above.

GRANTOR:

TENIR LLC, a California limited liability company

By: OLD REPUBLIC EXCHANGE COMPANY, a California corporation
Its: Sole Member

By: _____
Tina M. LePoer
Its: Vice President

STATE OF Virginia)
~~COUNTY OF~~ City of Alexandria)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Tina M. LePoer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of Old Republic Exchange Company, a California corporation, which corporation is the the Sole Member of Tenir LLC, a California limited liability company, and that such person is authorized and empowered to execute this intrument on behalf of such entities as their free act and deed.

Witness my hand, at office, this 17th day of August, 2021.

Notary Public

My Commission Expires: 06/30/2023

CRYSTAL DETE GOINS
Notary Public
Commonwealth of Virginia
My Comm. Expires 06/30/2023
7820586

Read and Approved:

Tony Clouse, (aka Tony Ray Clouse aka Tony R. Clouse)

By: _____

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date first written above.

GRANTOR:

TENIR LLC, a California limited liability company

By: OLD REPUBLIC EXCHANGE COMPANY, a California corporation
Its: Sole Member

By: _____

Its: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ of Old Republic Exchange Company, a California corporation, which corporation is the the Sole Member of Tenir LLC, a California limited liability company, and that such person is authorized and empowered to execute this intrument on behalf of such entities as their free act and deed.

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

_____
Notary Public

My Commission Expires: _____

Read and Approved:

Tony Clouse, (aka Tony Ray Clouse aka Tony R. Clouse)

By: _____

202108200112673

TRUE COPY CERTIFICATION

I, RYAN GARDNER, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 17, 2021 (date of document).

Affiant Signature

Date: 8-19-2021

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 19th day of August, 2021.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY