Karen Johnson Davidson County
Batch# 763523 DEEDWARR
12/01/2021 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,115.55
20211201-0158206

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $301,500.00

Patricia Green
Affiant

Subscribed and sworn to before me this 18th day of November, 2021.

Elza Whitfield
Notary Public
My commission expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Joshua Clayton<br>101 Vickey Court<br>Nashville, TN 37211 | Broker Solutions Inc<br>dba New American Funding<br>6504 International Pkwy<br>Suite 1300<br>Plano, Tx 75093 | 173-01-0-095 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Corey A. O'Neal FKA Corey A. Jones and Fredrick O'Neal, a married couple** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua Clayton, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 74 on the Plan of Section Two-A, Monte Carlo, of record in Plat Book 4955 Page 45, 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 Corey A. Jones NKA Corey A. O'Neal and Frederick O'Neal, a married couple, by deed from Jonathan S. Aldrich and wife, Leslie N. Aldrich of record in Instrument No. 20170906-0091581, Register's Office for Davidson County, Tennessee, and dated September 1, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Monte Carlo of record in Plat Book 4955 Page 45 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 5202, Page 261 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 101 Vickey Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of November, 2021.

Corey A O'Neal

Fredrick O'Neal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of November, 2021, before me personally appeared Corey A O'Neal and Fredrick O'Neal, 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's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.

Notary Signature
My commission expires: 12-18-23

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025