This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15336-DJ

Karen Johnson Davidson County
Batch# 784631 DEEDWARR
01/05/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,188.81
20220105-0001616

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $321,300.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2021.

Notary Public
My Commission Expires: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Modern Investments, LLC	New Owner 5212 RUSTIC WAY OLD HICKORY, TN 37138	084-16-0-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Judith Clifford, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Modern Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors 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. 64 on the Plan of Hargis Heights of record in Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 64 fronts 75 feet on the northerly side of Stinson Road, and runs back between lines 249.3 feet on the west line and 242.2 feet on the east line to the south line of Lot 56 and measures 75 feet thereon.

Being the same property conveyed to Judith Clifford, a married woman, by Quitclaim deed from Larry Henkel, a married man, and Joanne E. Henkel, a married woman, of record in Instrument No. 20200817-0092151, Register's Office for Davidson County, Tennessee, dated August 3, 2020 and recorded on August 17, 2020. Also see Estate of David Ray Henkel, Docket #18P1655 and Warranty Deed in Book 7728, Page 41. Pursuant to the Affidavits of Heirship of David Ray Henkel recorded in Instrument No. 202201050001614, and Instrument No. 202201050001615, Register's Office for Davidson County, Tennessee, title to David Ray Henkel's interest in the property has vested unto Larry Henkel and Judy Clifford aka Judith Clifford as the sole heirs-at-law of David Ray Henkel, deceased.

The subject property is neither the principal residence of Grantor nor her spouse nor any dependent.

This is improved property located at: **2518 Stinson Road, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Property taxes for the year 2021 have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible

for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of December, 2021.

GRANTOR:

Judith Clifford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judith Clifford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2021.

Notary Public
My Commission expires: 9-2-2024

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 9/2/2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202201050001616

Certificate of Authenticity

I, Allison Taylor, 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 DECEMBER 18, 2021.

Date

Affiant Signature

12/29/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON