Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2022.

Notary Public
My Commission Expires: 1-23-23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File No.: 2022-203

Address of New Owner:	Send Tax Bills to:	Tax Information:
Derrick Clendening and Ericka Clendening	Ericka Clendening	
916 Manilla Avenue	1009 Benwick Rd	082-04-0-407
Nashville, Tn 37206	Hendersonville Tn. 37075	

Karen Johnson Davidson County
Batch# 807026 **DEEDWARR**
02/17/2022 08:30:10 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220217-0018334

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ronald S. Pardue and Nancy S. Pardue, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Derrick Clendening and Ericka Clendening, husband and wife, as tenants by the entirety

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the easterly 14.5 feet of Lot No. 19 and the westerly 39.5 feet of Lot No. 20 on the Plan of James Burns Subdivision of record in Book 421, page 40, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 19 and 20 front together 54 feet on the southerly side of Manila Street and extend back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Ronald S. Pardue and Nancy S. Pardue, husband and wife by Deed dated December 28, 2001 from Peggy Ann Pardue, a widow, recorded December 28, 2001, in Instrument Number 20011228-0144221, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property located at 916 Manila Avenue, Nashville, TN 37206.

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 14th day of February, 2022.

Ronald S. Pardue

Nancy S. Pardue

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald S. Pardue and Nancy S. Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN this 14th day of February, 2022.

Notary Public at Large

My Commission Expires: 1-23-23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY