BOX 10-A

Karen Johnson Davidson County
Batch# 814826 DEEDWARR
03/03/2022 12:02:33 PM 2 pgs
Fees: $13.00 Taxes: $2,223.70

20220303-0024410

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $601,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: My Commission Expires 10/2/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tiffany Carter and Mason Carter	New Owner	**085-04-0A-459.00-CO**
4945 Riverbank Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James Claybrooks and Wanda L. Claybrooks, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Tiffany Carter and Mason Carter, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 459, on the Plan of Final Plat the Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section 2 Planned Unit Development, as shown on Plat of record in Instrument 20190211-0012587, in the Register's Office, Davidson County, state of Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James Claybrooks and Wanda L. Claybrooks, husband and wife by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20200114-0004965 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 14, 2020.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

SP 11/2015

This is **improved** property known as **4945 Riverbank Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 1st day of March, 2022.

James Claybrooks

Wanda L. Claybrooks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James Claybrooks and Wanda L. Claybrooks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of March, 2022.

Notary Public
My Commission Expires: May 7, 2025

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 22-000918-525