(1)

Karen Johnson Davidson County
Batch# 825148 DEEDWARR
03/21/2022 08:40:12 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00

20220321-0031903

Send Tax Statement To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Nir Homes, Inc.
P O Box 177
LaVergne, TN 37086

From Information Furnished By
The Parties

Map and Parcel 15000012500

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DAVID WAYNE CLOPTON AND WIFE, CINDY DAWN CLOPTON**, has this day bargained and sold and does hereby transfer and convey unto, **NIR HOMES, INC., A TENNESSEE CORPORATION,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

A tract of land in the 2nd, formerly the 3rd, Civil District of Davidson County;
Beginning at an Iron Rod (Old); said point being the northeast corner of Lot 101 of Hamilton Glen Subdivision, of record on the Final Plat of Hamilton Glen in Instrument No. 20020110-0004038, Register's Office for Davidson County, Tennessee.

Thence North 10 Degrees 14 Minutes 23 Seconds East, 45.47 Feet to a PK Nail (New) at the centerline of Hamilton Church Road and the Point of Beginning;

Thence following said centerline of Hamilton Church Road, South 80 Degrees 28 Minutes 23 Seconds East, 148.00 Feet to a PK Nail (New); said point being the northeast corner of the (subject) David Wayne Clopton and wife Cindy Dawn Clopton property, said point also being the northwest property of the Myrtle Clopton and Lorene Goodman property of record in Deed Book 3855, Page 208, Register's Office for Davidson County, Tennessee;

Thence along the west line of said Goodman property South 10 Degrees 51 Minutes 27 Seconds West, 222.00 Feet to an Iron Rod (New), being the southwest corner of said Goodman property;

Thence South 79 Degrees 27 Minutes 30 Seconds East, 62.40 Feet to an Iron Rod (Old); said point being the southeast corner of said Myrtle Clopton and Lorene Goodman property; said point also being in the west line of the Oliver Arellano Rayo and Karla Torres property, of record in Deed Book 4153, Page 397, Register's Office for Davidson County, Tennessee;

Thence South 10 Degrees 13 Minutes 38 West Seconds West, 597.75 Feet to the southwest corner of said Oliver Arellano Rayo and Karla Torres property; said point also being in the north line of the James Michael and Deborah Jean Elkins property of record in Instrument No. 20030827-0124625, Register's Office for Davidson County, Tennessee;

Thence North 80 Degrees 52 Minutes 36 West Seconds East, 210.64 Feet to an Iron Rod (New); said point being the southwest corner of said (subject) David Wayne Clopton and wife Cindy Dawn Clopton property; said point also being in the north line of the James Michael and Deborah Jean Elkins property; said point also being the southeast corner of the Hamilton Glen Homeowners Association property, more particularly described on the Final Plat of Hamilton Glen of record in Instrument No. 20020110-0004038, Register's Office for Davidson County, Tennessee.

Thence North 9 Degrees 59 Minutes 28 Seconds East, 90.30 Feet to an Iron Rod (New); said point being in the east line of said Hamilton Glen Homeowners Association property;

Thence North 10 Degrees 36 Minutes 06 Seconds East, 453.45 Feet along the east line of said Hamilton Glen to an Iron Rod (New); said point being in the east Lot line of Lot 105 of Hamilton Glen, being the George Georase Salh, Aiad Evon and Mark Ibraham property of record in Instrument No. 20200427-0043708, Register's Office for Davidson County, Tennessee.

Thence North 10 Degrees 14 Minutes 23 Seconds East, 233.12 Feet along the east line of said Hamilton Glen to the centerline of Hamilton Church Road, being the northwest corner of the (subject) David Wayne Clopton and wife Cindy Dawn Clopton property and the Point of Beginning.

Containing 158,187 Square Feet or 3.63 Acres.

Being a portion of the same property conveyed to David Wayne Clopton and wife, Cindy Dawn Clopton, as tenants by the entirety, by Quitclaim deed from Sam E. Stansbury, dated May 26, 1995, appearing of record in Book 9689, page 103, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Easement granted to Tennessee Power Company of record in Book 437, page20; Easement for Right-of-Way of Hamilton Church Road; Grant of Transmission Line Easement of record in Instrument No. 20020821-0101050; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, page 551; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **NIR HOMES, INC., A TENNESSEE CORPORATION,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of March, 2022.

DAVID WAYNE CLOPTON

CINDY DAWN CLOPTON

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DAVID WAYNE CLOPTON AND WIFE, CINDY DAWN CLOPTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), they executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

3rd WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 12/21/24

STATE OF TENNESSEE NOTARY PUBLIC SHERI L MORGAN RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 3rd day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 12/21/24

