Karen Johnson Davidson County
Batch# 833022 DEEDWARR
04/01/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220401-0037871

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. EY-22-2246

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wayne Clopton and Cindy Dawn Clopton	New owners	
(NAME) 2916 Cherry Hills Drive	(NAME)	150-01-0-278.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **LV Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Wayne Clopton and Cindy Dawn Clopton, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 304 on the Plan of Section 6, Cherry Hills of record in Plat Book 4300, Page 176, 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. 304 fronts 80 feet on the Northerly margin of Cherry Hills Drive, and runs back 152 feet on the West sideline, and 152 feet on the east sideline and measures 80 feet across the rear line.

Being the same property conveyed to Thomas Gulley, an unmarried man by Warranty deed from Carol S. Livingston, unmarried of record in Instrument No. 20040325-0033730 Register's Office for Davidson County, Tennessee, dated March 19, 2004 and recorded on March 25, 2004.

Being the same property conveyed to 1 Public Homes, LLC by Substitute Trustee's deed from Mantenn, LLC of record in Instrument No. 20210324-0038659 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 24, 2021.

Being the same property conveyed to L&L TN R LLC, as to a 25% undivided interest, DHB R, LLC, as to a 25% undivided interest and Cox Real Estate Investment, LLC, as to a 50% undivided interest by Warranty deed from 1 Public Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20210329-0040532 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on March 29, 2021, Scrivener's Affidavit, recorded Instrument No. 20211018-0139627.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Cox Real Estate Investment, LLC, as to a 50% undivided interest, DHB R, LLC, as to a 25% undivided interest, and L&L TN R LLC, as to a 25% undivided interest of record in Instrument No. 20211018-0139628 Register's Office for Davidson County, Tennessee, dated October 13, 2021 and recorded on October 18, 2021.

Being the same property conveyed to LV Properties, LLC a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20211029-0145319 Register's Office for Davidson County, Tennessee, dated October 13, 2021 and recorded on October 29, 2021.

This is property more commonly known as 2916 Cherry Hills Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 25th day of March, 2022.

LV Properties, LLC, a Tennessee Limited Liability Company

By: _____
Vaughn Bass, Jr., Authorized Member

By: _____
LaMonica Duke Barnett, Authorized Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Vaughn Bass Jr. and LaMonica Duke Barnett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Authorized Members of LV Properties, LLC, the within named bargainor, a Tennessee limited liability company and that he/she as such Authorized Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the LV Properties, LLC by himself/herself as Authorized Members.

Witness my hand this 25 day of March, 2022.

_____
NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 25, 2022**.

Affiant Signature

March 25, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

25th day of **March**, 20 22.

Notary's Signature

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4/30/22

Notary's Seal (if on paper)