Karen Johnson Davidson County
Batch# 839712 DEEDWARR
04/14/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $6,586.00
20220414-0043297

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,780,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7 day of April, 2022.

(Affix Seal) Notary Public

My Commission Expires: 11/16/2024

2022-02-82

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric Conn Fishburn and Marlen Lugo 6411 Lansing Drive Nashville, TN 37209	OWNER	Map/Parcel 102-08-0-023.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jared Tucker Clifford and Melody Clifford, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Eric Conn Fishburn and Marlen Lugo, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 311 on the Plan of Final Plat of Horton Heights, Section J of record in Plat Book 2133, Page 68, 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. 311 fronts 63.8 feet on the Easterly side of Lansing Drive and extends back 211.2 feet on the Northerly line and 308 feet on the Southerly line to a dead line, measuring 303.6 feet thereon.

Being the same property conveyed to Windsor Homes, LLC, a Tennessee limited liability company by Warranty deed from C & C Residential Properties, Inc, a Texas Corporation of record in Instrument No. 20191230-0134197 Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on December 30, 2019.

Being the same property conveyed to Jared Tucker Clifford and Melody Clifford, husband and wife by Warranty deed from Windsor Homes LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210401-0042799 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on April 01, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 6411 Lansing Drive, Nashville, TN 37209 .

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 the GRANTORS, do 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 that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 7th day of April, 2022:

Jared Tucker Clifford

Melody Clifford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of April, 2022, before me personally appeared Jared Tucker Clifford and Melody Clifford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2022.

Notary Signature
My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/7/2022.

Date

Affiant Signature

4/7/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of April, 2022.

Allisyn G. Pinkston

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

