THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440558** Karen Johnson Davidson County Batch# 844345 DEEDWARR 04/22/2022 03:59:27 PM 2 pgs Fees: $13.00 Taxes: $3,256.00 20220422-0046991	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $880,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2022. Notary Public My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

WARRANTY DEED

Address New Owner: Bernard Cole Clippard, Jr. and Frances Lackey Clippard 2515 Ashwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 15 0 068.00

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, **Dylan Q. Riley, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bernard Cole Clippard, Jr. and Frances Lackey Clippard, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County TN, being Lot 52, Sunset Place, as shown on plat of Record in Plat Book 3500, Page 34, in the Register's office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dylan Q. Riley, a married man, by Quitclaim Deed from Meaghan Riley, a married woman, of record in Instrument No. 20201217-0149612, in the Register's Office of Davidson County, Tennessee, dated December 07, 2020 and recorded on December 17, 2020.

Being the same property conveyed to Dylan Q. Riley, a married man, and Meaghan Riley, a married woman, as joint tenants with right of survivorship, by Warranty Deed from Daniel T. Levin and Julia S. Noland, Husband and Wife, of record in Instrument No. 20141105-0102089, in the Register's Office of Davidson County, Tennessee, dated October 30, 2014 and recorded on November 05, 2014.

Said property was not the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sunset Place, as recorded in Plat Book 3500, Page(s) 34 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sunset Place, as recorded in Plat Book 3500, Page(s) 34 .

Easement for Sewer, recorded in Book 1449, Page 81.

Easement for Access, recorded in Instrument No. 20141024-0098427.

This is improved property located at 2515 Ashwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2022.

Dylan Q. Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dylan Q. Riley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness ~~my hand~~, at office, this 19th day of April, 2022.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022