WARRANTY DEED

Karen Johnson Davidson County
Batch# 845844 DEEDWARR
04/26/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $129.50
20220426-0047987

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 2.3.2025
(AFFIX SEAL)

COUNTY OF DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MICHELE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Brian Clemmons and Vonnesezetta Clemmons	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	075-00-0-010.00
424 Hermitage Rd (ADDRESS)	(ADDRESS)	
Old Hickory TN 37138 (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, **Judy Ann Sharp, J.T. Simpson, Lavonya L. Arthur, James E. Hill, Tanya Simpson, by Judy Sharp, and Anthony Messenger**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Clemmons and Vonnesezetta Clemmons**, 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 the 4th Civil District of Davidson County, Tennessee, near Confederate Soldiers Home, in the Division of Lots "A" and "B" of Lot No.1 of Peterson heirs, as of record in Book 843, Page 49, Register's Office for said Country, according to a survey by Ernest Parker Hall, Surveyor, dated June 1, 1976, and described as follows:

Beginning on the West margin of Hermitage Road at a point 586 feet more or less South of the South margin of Hill Road at an iron pin; thence with the West margin of Hermitage Road South 1 degree 37 minutes West 132.6 feet, 1.67 feet past an existing iron pin, to the Northeast corner of the property belonging to Ernest E. Peterson of record in Book 3000, Page 117, Register's Office for Davidson Country, Tennessee; thence leaving Hermitage Road, North 87 degrees 15 minutes West 329.43 feet, with Petersons North line, to a point near the right of the way of the T.C. Railroad; thence parallel to said right of way North 16 degree 22 minutes West 140.36 feet to an iron pin, the Southeast corner in Book 3000, Page 111, Register's Office for Davidson Country, Tennessee; thence leaving said right of way and with William Petersons South line South 87 degrees 15 minutes East 372.78 feet to an iron, the point of beginning, and containing 1.07 acres, more or less.

Being the same property conveyed to Aaron Delbert Bowles and wife, Magaret Bowles by Warranty Deed from Jessie May Peterson Holmes of record in Book 5032, Page 936, Register's Office for Davidson County, Tennessee, dated June 04, 1976 and recorded on June 08, 1976.

The said Aaron Delbert Bowles having since died on June 2, 1982 leaving Margaret Bowles as the surviving tenant by the entirety.

The said Magaret Bowles having since died on September 4, 1983.

Affidavit of Heirship recorded in Book 7552, Page 611.

Being the same property conveyed to Judy Ann Sharp, James Earl Simpson, and J. T. Simpson by Quitclaim Deed from Mildred Hancock Simpson of record in Book 9004, Page 848, Register's Office for Davidson County, Tennessee, dated June 18, 1993 and recorded on July 06, 1993. James Earl Simpson died intestate and his will was probated at Docket No16P1666 in the Probate Court of Davidson County, Tennessee. The devisees were James Earl Simpson, Jr. Tanya Simpson, LaVonya L Arthur and James E. Hill. James Earl Simpson, Jr. died intestate leaving Anthony Messenger as his sole heir by Affidavits of Heirship of record at Instrument Nos

202204260047985 and 202204260047986 in said Register's Office, Tennessee.

Grantors warrant that this property has not been used as their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4216 Hermitage Rd. Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 31st day of March, 2022.

Judy Ann Sharp
Judy Ann Sharp

J T Simpson
J.T. Simpson

Lavonya L Arthur by Judy Sharp, Attorney in Fact
Lavonya L. Arthur, by Judy Sharp, Attorney in Fact

James E. Hill by Judy Sharp, Attorney in Fact
James E. Hill, by Judy Sharp, Attorney In Fact

Tanya Simpson, Judy Sharp, Attorney in Fact
Tanya Simpson, by Judy Sharp, Attorney In Fact

Anthony Messenger
Anthony Messenger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Judy Ann Sharp, J.T. Simpson and Anthony Messenger, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Judy Ann Sharp, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Lavonya L Arthur, James E Hill and Tanya Simpson, and acknowledged that she executed the same as the free act and deed of the said Lavonya L Arthur, James E Hill and Tanya Simpson

WITNESS my hand and official seal at office this 31st day of March, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Meason, 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 3/31/22.

Affiant Signature

3/31/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31st day of March, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022