WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 615,000.00 .

Ragan N. Veach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2022.

Notary Public

COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 861524 DEEDWARR
05/24/2022 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220524-0060038

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Blake Davis, Jr. Calea Marie Bakke Davis	New Owner	171-04-0-004
(NAME)	(NAME)	
5613 Clovermeade Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **James R. Omer, Jr., a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Blake Davis, Jr. and Calea Marie Bakke Davis, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 82 on the Plan of Section Ten, Cloverland Acres of record in Plat Book 4955, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point lying on the Northerly margin of Clovermeade Drive, said point being further described as being the common front corner of Lots 81 and 82 on the Plan of Cloverland Acres, Section 10, as of record in Book 4955, Page 103, Register's Office of Davidson County, Tennessee; thence leaving the said margin of Clovermeade Drive and running with the said common lot line of 81 and 82 North 68 degrees 58' West a distance of 229.85 feet, more or less, to the Northeast corner of the Horace Hendley Property as of record in Book 4973, Page 30, Register's Office of Davidson County, Tennessee; thence leaving the said common line of Lots 81 and 82 and running with the Northerly line of Horace Hendley South 67 degrees 29' 57" West a distance of 217.80 feet, more or less, to a point lying on the Easterly line of the Fred Niederhouser Property as of record in Book 772, Page 593, Register's Office of Davidson County, Tennessee; thence leaving the said Northerly line of Horace Hendley and running with the said Easterly line of Fred Niederhouser North 5 degrees 18' 04" East a distance of 238.45 feet more or less to a point; thence leaving the said Easterly Line of Fred Niederhouser North 64 degrees 26' 12" East a distance of 87.00 feet, more or less, to the common rear corner of Lots 82 and 83; thence running with the said common line of Lots 82 and 83 South 61 degrees 24' 18" East it distance of 403.79 feet, more or less, to the Northerly margin of Clovermeade Drive; thence leaving the said common line of Lots 82 and 83 and running with the said margin of Clovermeade Drive in a Southwesterly direction around a curve, having a radius of 527.00 feet, more or less, to the left a distance of 90.00 feet, more or less, to the point of beginning.

Being the same property conveyed to James R. Omer, Jr., a single man by Warranty Deed from Harley Parker Toler and wife, Icie Carole Toler dated 06/19/2015 and recorded 06/23/2015 in Instrument Number 20150623-0060001 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5613 Clovermeade Drive Brentwood, TN 37027

(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, successors 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, successors 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 our hands this 18th day of May, 2022.

James R. Omer, Jr.

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared James R. Omer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2022.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Shannon Philbin

Commission Expires:

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5-18-22 (date of document).

Date: 5-18-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 18th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202205240060038