Karen Johnson Davidson County
Batch# 869808 DEEDWARR
06/13/2022 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220613-0066712

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Josephine O.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF JUNE, 2022.

Elissa Schmidt
Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I Am Investments Limited Liability Company	New Owner	
(NAME)	(NAME)	16302005100
223 Benefield Dr.	223 Benefield Dr.	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Smyrna, TN 37167	
(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, **Darrin Anthony Clouse and Kevin Allen Clouse** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **I Am Investments Limited Liability Company, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 102 on the Plan of Hickory Highland Place, Section 2, Phase 1 of record in Plat Instrument No. 199912230306510 and Instrument No. 199912230306511, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to Darrin Anthony Clouse 1/2 interest and Kevin Allen Clouse 1/2 interest, by virtue of that certain Affidavit of Heirship Deed dated December 20, 2021, and being of record at Instrument No. 20220104-0001205 in the Register's Office of Davidson County, Tennessee.
Being the same property previously conveyed to Sandra W. Clouse and Johnny W. Clouse by virtue of Warranty Deed dated October 12, 2001 at Instrument No. 20011016-0112610 in the said Register's Office. Sandra W. Clouse having predeceased Johnny M. Clouse on/or about February 7, 2012. Johnny M. Clouse having died on/or about December 6, 2021. *Grantors warrant that this property was not their primary residence and is investment property only.

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

This is improved x unimproved property, known as 4449 Winton Dr. Antioch, TN 37013
(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 3rd day of June, 2022.

Darrin Anthony Clouse

Kevin Allen Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Darrin Anthony Clouse and Kevin Allen Clouse**, 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 3rd day of June, 2022.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 6/3/22.

Affiant Signature

6/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of June, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022