THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $650,000.00 Affiant Subscribed and sworn to before me, this 30 day of June, 2022. Notary Public My Commission Expires: 1/8/22
Karen Johnson Davidson County Batch# 882720 DEEDWARR 07/01/2022 08:56:30 AM 3 pgs Fees: $18.00 Taxes: $2,405.00 20220701-0076419	

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Edward Douglas Grindstaff III Aimee Denne 5905 Old Harding Pike Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 130-01-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS B. CLINKSCALES AND CATHERINE N. CLINKSCALES, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EDWARD DOUGLAS GRINDSTAFF III AND AIMEE DENNE, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being Lot No. 12 on the unrecorded subdivision of Tract A-2 of the Revised Plan of Highlands of Belle Meade No. 2, of record in Book 843, page 18, Register's Office for Davidson County, Tennessee, described according to a survey by Blanchard and Parrish, Engineers, November, 1939, as follows:

Beginning at a point in the Easterly margin of Old Harding Road, which is 40 feet wide, at the corner of Lot Nos. 11 and 12 in said unrecorded plan; thence, with the line between said lots, Easterly 272 feet to the Westerly right-of-way line of the N.C. & St. L. Railroad; thence with the said right-of-way, Southwardly 101.1 feet to the corner of Lot Nos.12 and 13; thence, with the line between said lots, Westwardly 287.5 feet to the Easterly margin of Old Hickory Road; thence, with the Easterly margin of said Road, Northwardly 100 feet to the Beginning.

Being the same property conveyed to Thomas B. Clinkscales and wife, Catherine N. Clinkscales by Warranty deed from Jonathan B. Wood an wife, Britt D. Wood of record in Instrument No. 20030828-0125243 Register's Office for Davidson County, Tennessee, dated August 26, 2003 and recorded on August 28, 2003 . (Value of consideration shown in aforementioned deed $175,000.00.)

This is improved property commonly known as: **5905 Old Harding Pike, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 30 day of June 2022.

THOMAS B. CLINKSCALES

Catherine N. Clinkscales
CATHERINE N. CLINKSCALES

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS B. CLINKSCALES AND CATHERINE N. CLINKSCALES,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of June, 2022.

Notary Public

My Commission Expires: 03/03/2025

DENNIS L LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-30-22.

Affiant Signature

6-30-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of June, 2022.

Notary Signature

My Commission Expires: 11/8/22

