WARRANTY DEED

Karen Johnson Davidson County
Batch# 888182 DEEDWARR
07/13/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220713-0080554

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 11/21/2025

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Cherry	**New Owner**	119 13 0 E 001.00
(NAME)	(NAME)	
519A Radnor St		
(ADDRESS)	(ADDRESS)	
Nashville , TN **37211**		
(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, **Clearwater Properties, LLC, a Tennessee limited liabilty company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Cherry,** _____, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit B on the plan of Homes at 519 Radnor Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 519 Radnor Street, a Horizontal Property Regime with Private Elements of record in Insturment No. 20210422-0054104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the property conveyed to KELTON HOMES, LLC by Special Warranty Deed from FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE, dated May 31, 2012, of record in Instrument No. 20120605-0048697, Register's Office for Davidson County, Tennessee. KELTON HOMES, LLC n/k/a Clearwater Properties, LLC, a Tennessee limited liability company under Articles of Amendment to Articles of Organization filed with the Tennessee Secretary of State.

unimproved ☐

This is improved ☑ property, known as 519A Radnor Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 332, page 19; restrictions of record in Instrument Number 20210422-0054104; all of record in the Register's Office for Davidson County, Tennessee.

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/our hands this 8th day of July, 2022.

CLEARWATER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY

Bryan D. Spicer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Clearwater Properties, LLC, a Tennessee limited liabilty company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 8th day of July, 2022.

Notary Public
My Commission Expires: 11.20.2024

File No.: 36503

AMANDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, 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 7-8-22.

Affiant Signature

7-8-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of July, 2022

Notary Signature

My Commission Expires: 10/8/22

