WARRANTY DEED

Karen Johnson Davidson County
Batch# 907779 DEEDWARR
08/24/2022 02:44:39 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20220824-0095699

BS-JP-22-127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyal Properties, Inc	**New Owner**	
(NAME) **c/o Mill Creek Discount Liquor 1664 Antioch Pike**	(NAME)	**148-07-0-197.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. CLIMER, JR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOYAL PROPERTIES, INC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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.8B on the Plan of Bakertown Gardens, Section One of record in Plat Book 5800, Page 135, amended in Book 6900, Page 245, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Climer and wife, Hazel Climer by Warranty deed from Daniel D. Parr and wife, Lori R. Parr, formerly Lori Gustafson of record in Instrument No. 20080521-0052228 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on May 21, 2008.

Hazel Climer having since died February 01, 2022 leaving James Climer as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 135, amended in Book 6900, Page 245, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **127 Bakertown Rd, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 24th DAY OF AUGUST, 2022.

James M. Climer Jr. by Kimberly Dawn Climer, his Attorney-in-Fact

James M. Climer, Jr by Kimberly Dawn Climer, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY DAWN CLIMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES M. CLIMER, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES M. CLIMER, JR.

Witness my hand and official seal, this the 24th of August, 2022.

Pam Salas

Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212