WARRANTY DEED

Karen Johnson Davidson County
Batch# 907952 DEEDWARR
08/25/2022 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $10,730.00
20220825-0095910

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 10-20-24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

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
James M Barry III Kelly S Barry	First Horizon Bank	104-16-0-021.00
(NAME)	(NAME)	
1906 Blair Blvd.	12719 Cantrell Rd. suite #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5006	Little Rock, AR 72223	
(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 liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M Barry III and Kelly S Barry, husband and wife,** 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 Lot No. 1 on the Plan of Resubdivision of Lot 24 Belmont Heights, George Blair's 1st Revision of record in Plat at Instrument No. 20020530-0065735, 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 Jeremy Kelton by Warranty deed from John A. Roth and wife, Alene Roth of record in Instrument No. 20020724-0089054 Register's Office for Davidson County, Tennessee, dated July 19, 2002 and recorded on July 24, 2002.

Being the same property conveyed to Clearwater Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Jeremy Kelton, an unmarried man of record in Instrument No. 20201214-0147190 Register's Office for Davidson County, Tennessee, dated December 07, 2020 and recorded on December 14, 2020.

unimproved ☐

This is improved ☑ property, known as 1906 Blair Blvd., Nashville, TN 37212-5006
(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 Instrument no. 20220215-0017464; Easement of record in Instrument no. 20020724-0089054 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 22nd day of August, 2022.

CLEARWATER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY 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 liability 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 22nd day of August, 2022.

Notary Public
My Commission Expires: 11.20.2024

File No.: 36617

AMANDA S. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 Aug. 22, 2022

8/22/22
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of August, 2022

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024