Karen Johnson Davidson County
Batch# 914288 DEEDWARR
09/08/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20220908-0100805

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Kathryn McCracken
Affiant

Subscribed and sworn to before me, this 1ST day of September, 2022.

Karen Valentine
Notary Public
My commission expires:
7-22-25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Micah Clevinger **Joseph ClevingerKim Clevinger**	**First National Bank of**	**108080E00400CO**
1411 Quail Run	**109 PRATER PLACE, SUITE 100**	
Nashville, TN 37214	**PIKEVILLE, KY 41501**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 1411 Quail Run Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micah Clevinger and Joseph Clevinger and Kim Clevinger

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 No. 4, of Lot No. 67, Quail Valley, a Condominium, a Horizontal Property Regime, on the plat of Phase 6, Section Three, Quail Valley, Condominium Apartments, of record in Plat Book 5800, Pages 127 & 128, said Register's Office, and as described in a Master Deed of record in Book 5884, Page 534, and of record in Book 5970, Page 828, said Register's Office, to which reference is hereby made for a more complete and accurate legal description of said property. The easements, restrictive covenants, conditions, and regulation imposed upon and relating to the apartments, property, co-owners, and tenants of Quail Valley, Condominium Apartments contained in the Master Deed of record in Book 5884, Page 534, and Book 5970, Page 828, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brandon Adams, Trustee of The 1411 Quail Run Trust, by Warranty Deed from Mary H Merritt, unmarried, dated May 25, 2022, of record in Instrument No. 20220602-0063589, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary H. Merritt, an unmarried woman, by Warranty Deed from Angela Ferris Havener, formerly known as Angela Ferris, dated April 28, 2015, of record in Instrument No. 20150429-0038167, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1411 Quail Run, Nashville, TN 37214.

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 in 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.

_____ Date: 9-1-22

The 1411 Quail Run Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 1411 Quail Run Trust and that he is authorized by The 14711 Quail Run Trust to execute this instrument on its behalf.

Witness my hand, at office, this 1st day of September, 2022.

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 7-22-25

Certificate of Authenticity

I, Kathryn McCracken, 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 09-01-2022.
Date

Kathryn McCracken
Affiant Signature

09-01-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of September, 2022.

Karen Valentine
Notary's Signature
My Commission Expires: 7-22-25

Notary's Seal (if on paper)

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY