WARRANTY DEED

Karen Johnson Davidson County
Batch# 930777 **DEEDWARR**
10/18/2022 10:07:16 AM 2 pgs
Fees: $13.00 Taxes: $828.80

20221018-0113623

MJ-EP-22-109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-09-2024

(AFFIX SEAL)

DANA DUNWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Elevate Property Investments, LLC		
(NAME)	(NAME)	**162 07 0 063.00**
PO Box 481432	**Same**	
(ADDRESS)	(ADDRESS)	
Kansas City, MO 64145		
(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, **MARILYN CLANTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELEVATE PROPERTY INVESTMENTS, LLC A KANSAS LIMITED LIABILITY COMPANY,** 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. 198 ON THE PLAN OF ANTIOCH PARK, SECTION 3, OF RECORD IN BOOK 4460, PAGE 25, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 198 FRONTS 74.46 FEET ON THE SOUTHWESTERLY SIDE OF LINDY MURFF COURT AND EXTENDS BACK 203.2 FEET ON THE NORTHWESTERLY LINE AND 206.2 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 104.40 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RONNY H. CLANTON AND WIFE, MARILYN E. CLANTON BY WARRANTY DEED FROM KENNETH R. GRUBBS AND WIFE, MARY ANN L. GRUBBS OF RECORD IN BOOK 5312, PAGE 206, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JULY 14, 1978 AND RECORDED ON JULY 17, 1978. SAID RONNY H. CLANTON HAVING SINCE DIED LEAVING MARILYN E. CLANTON AS SURVIVING SPOUSE. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $35,900.00).

Being the same property conveyed to Ronny H. Clanton and wife, Marilyn E. Clanton by Warranty Deed from Kenneth R. Grubbs and wife, Mary Ann L. Grubbs of record in Book 5312, Page 206, in the Register's Office of Davidson County, Tennessee, dated July 14, 1978 and recorded on July 17, 1978. Said Ronny H. Clanton having since died leaving Marilyn E. Clanton as surviving spouse. (Value or consideration shown in aforementioned deed $35,900.00).

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Lindy Murff Court, 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 11 DAY OF OCTOBER, 2022.

Marilyn Clanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN CLANTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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