Karen Johnson Davidson County
Batch# 933074 DEEDWARR
10/24/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,972.10
20221024-0115318

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $533,000.00 Affiant Subscribed and sworn to before me, this 21st day of October 2022. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Marilyn E. Clanton 1740 Haleys Hope Ct. Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 114-07-0B-187.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYLAND MARTIN REECE, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARILYN E. CLANTON, AN UNMARRIED WOMAN** ("Grantee"), Grantee successor, heir and assign, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 62 on the Plan of Section Seven, Addition to Westchase, RS20 Cluster Lot P.U.D. of record in Plat at Instrument No. 20051202-0144886, as corrected by Surveyor's Certificated of Correction in Instrument No. 20070627-0076862, 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 Rachel Boyd Johnson and Patrick Johnson, Wife and Husband by Warranty deed from Patrick Ryan Osborne and Ani Osborne, as Husband and Wife of record in Instrument No. 20170512-0047407 Register's Office for Davidson County, Tennessee, dated May 11, 2017 and recorded on May 12, 2017.

Being the same property conveyed to Page Taylor Reece by Warranty deed from James Patrick Johnson and Rachel Boyd Johnson, husband and wife of record in Instrument No. 20210915-0124176 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 15, 2021.

Being the same property conveyed to Ryland Martin Reece by Corrective deed from James Patrick Johnson, Rachel Boyd Johnson and Page Reece of record in Instrument No. 20221021-0114825 **Registers Office for Davidson County, Tennessee, dated** 10/20/2022 **and recorded on** 10/21/2022 **.**

This is improved property commonly known as: **1740 Haleys Hope Ct, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of October, 2022.

RYLAND MARTIN REECE

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 20th day of October, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 21, 2022.

J. Carlton Drumwright

October 21, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 21, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY