Karen Johnson Davidson County
Batch# 954285 DEEDWARR
12/21/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20221221-0131880

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5316

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of December, 2022

Notary Public

Commission Expires: 3-3-2026

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Arianna Clemmer 2728 Dracut Ln Nashville, TN 37211	MORTGAGE INVESTORS GRP 5320 E WALKER SPRINGS LN STE 200 KNOXVILLE, TN 37923	173 09 0A 669.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Shelby Taylor Pellum n/k/a Shelby Taylor Bridges and Orman Lee Keith Bridges, III, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arianna L. Clemmer, unmarried woman

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. 714, as shown on the map entitled Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed by Warranty Deed from Frances Z. Barrett, a married woman to Shelby Taylor Pellum, a single woman and Orman Lee Keith Bridges, III, a single man as joint tenants with rights of Survivorship, recorded August 17, 2020, as Instrument No. 20200817-0092220 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2728 Dracut Ln, Nashville, TN 37211

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 so 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.

Dated this the 19th day of December, 2022.

Shelby Taylor Bridges

Orman Lee Keith Bridges, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2022, before me personally appeared Shelby Taylor Bridges and Orman Lee Keith Bridges III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of December, 2022.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 21, 2022 (date of document).

Affiant Signature

December 21, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023