WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $604,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 02/22/2023 NOTARY PUBLIC MY COMMISSION EXPIRES 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3036

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Robert E. Toline	New Owner	186-04-0A-209-00CO
8404 Danbrook Drive		
Nolensville, TN 37135		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nathan Clingman and Jillian Clingman, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E. Toline, a single man

HEREINAFTER CALLED THE GRANTEE(S), 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. 229 on the Plan of Revision Final Plat Burkitt Place, Phase 2E, Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294 "Cluster Lot Subdivision" of record in Plat at Instrument No. 20090902-0082756, 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 Nathan Clingman and Jilllian Clingman, husband and wife by Warranty deed from Christopher Dey, and Julie Renee Dey, husband and wife of record in Instrument No. 20170421-0039313, Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 21, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 8404 Danbrook Drive Nolensville, TN 37135

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 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.

Karen Johnson Davidson County
Batch# 973922 **DEEDWARR**
02/24/2023 10:34:20 AM 2 pgs
Fees: $13.00 Taxes: $2,236.65

20230224-0013162

Witness my hand on February 22, 2023.

Nathan Clingman

Jillian Clingman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Nathan Clingman and Jillian Clingman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 22, 2023.

Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

File #: 2023-3036
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: Y-BR-23-8404