This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20524-LV

Karen Johnson Davidson County
Batch# 983275 DEEDWARR
03/22/2023 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20230322-0020599

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $351,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2023.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TN Investment Group, LLC 3533 Union Village Rd Thompsons Station TN 37179	New owner	147-10-0-177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dysart R. Cleeton and wife, LaVonne Kay Cleeton**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TN Investment Group, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 49 on the plan of Section Two, Parkview Estates, of record in Book 3700, Page 87, Register's Office for said County.

Said Lot No. 49 fronts 75.0 feet on the southerly margin of Bonerwood Drive and extends back 157.55 feet on the easterly line and 142.9 feet on the westerly line to a broken line in the rear, measuring 96.66 feet thereof.

Being the same property conveyed to Dysart R. Cleeton and wife, LaVonne Kay Cleeton by Warranty Deed from Edwin Ray Davis, Jr. and wife, Chrysay Davis of record as Instrument No. F21456, Book 5413 Page 96 in the Register's Office for Davidson County, Tennessee, dated March 30, 1979 and recorded on April 2, 1979.

This is ☒ improved or ☐ unimproved property located at: **529 Bonerwood Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number 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 20th day of March, 2023.

GRANTOR:

Dysart R. Cleeton

LaVonne Kay Cleeton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Dysart R. Cleeton and LaVonne Kay Cleeton,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of March, 2023.

Notary Public
My Commission expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202303220020599

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/20/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/20/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 **day of** March **,** 2023**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM