Name and Address of New Owner:
Cloverly, LLC
~~5002 Lewisdale Ct.~~ 9064 Boscobel St.
~~Nashville, TN 37211~~ Nashville, TN 37206

Send Tax Statements To:

Same as new owner

Karen Johnson Davidson County
Batch# 984439 **DEEDWARR**
03/24/2023 11:17:51 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80

20230324-0021512

THIS INSTRUMENT PREPARED BY:
(~~Please Return Document to this Address~~)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23020236

Map and Parcel: 147-11-0-110.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Joseph Carter and Ammi Jolene Embry, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cloverly, LLC, a Colorado Limited Liability Company**, hereinafter called the GRANTEE, its successors 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. 521 on the Plan of Whispering Hills, Section II-C of record in Book 2663, Page (s) 66 and 67, 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 Daniel Joseph Carter and Ammi Jolene Embry, husband and wife by Warranty Deed from Lauren E. Hart, a single woman of record in Instrument No. 20200909-0102858, Register's Office for Davidson County, Tennessee, dated September 08, 2020 and recorded on September 09, 2020.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Book 2663, Page (s) 66 and 67; Restrictions of record in Book 2797, Page 483; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6154, Page 459; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5002 Lewisdale Ct., 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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DMF-JRC-23-5002

WITNESS our hand this 17th day of March, 2023.

Daniel Joseph Carter by Kathleen Lappe, as Attorney-in-Fact

Ammi Jolene Embry, by Kathleen Lappe, as Attorney-in-Fact

State of Tennessee

County of Davidson

Personally appeared before me, Katheleen Lappe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Daniel Joseph Carter, that she executed the same as the free act and deed of said Daniel Joseph Carter, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Daniel Joseph Carter, and appearing of record in Instrument No. 20230324-0021510, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 16 of March, 2023.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, Katheleen Lappe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Ammi Jolene Embry, that she executed the same as the free act and deed of said Ammi Jolene Embry, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Ammi Jolene Embry, and appearing of record in Instrument No. 20230324-0021511, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 16 of March, 2023.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374,000.00.

Affiant Signature

Subscribed and sworn to before me, this 17th day of March, 2023.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY