PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 992236 DEEDWARR
04/14/2023 10:26:10 AM 2 pgs
Fees: $13.00 Taxes $1,405.63
20230414-0027424

Prepared by and
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900 00

Janice Collins
Affiant

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2023

Kristen Jacoby
Notary Public
My Commission Expires 9-30-2024

ADDRESS NEW OWNER	SEND TAX BILLS TO	Map and Parcel
Daniel L Clayton 386 Blackman Road Nashville, TN 37211	Daniel L Clayton 386 Blackman Road Nashville, TN 37211	Tax Map(s) 146-08-0 Parcel(s) 048 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,
JANET A. LEMNELL, UNMARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DANIEL L. CLAYTON AND STACY E. CLAYTON, HUSBAND AND WIFE
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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 1 on the plan of Elysian Meadows Addition, Section One, of record in Book 2854, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof

BEING the same property conveyed to Janet A Lemnell, a married woman, by Quitclaim Deed from Janet A Lemnell, a married woman, who acquired title as Janet A Mills, an unmarried woman, dated 5/17/2016 and recorded 6/10/2016 in Instrument No 20160610-0058937, and being the same property previously conveyed to Janet A Mills, an unmarried woman, by Quitclaim Deed from Janice Mills, an unmarried woman, dated 9/11/2013 and recorded 9/26/2013 in Instrument No 20130926-0100898, and being the same property previously conveyed to Janice A Mills, an unmarried woman and Janet A Mills, an unmarried woman, as tenants in common with rights of survivorship, by Quitclaim Deed from Janice A Mills, an unmarried woman, dated 9/16/2008 and recorded 9/18/2008 in Instrument No 20080918-0095296, and being the same property previously conveyed to Janice A Mills, a single woman, by Warranty Deed from IAMCO, Inc , dated 10/31/1996 and recorded 11/1/1996 in Book 10246, Page 299, Register's Office for Davidson County, Tennessee

Janet A Lemnell having since divorced Subject property was never marital property

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 prorated as of the date of closing and assumed by the Grantee(s) here

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

This is improved property known as 386 Blackman Road, 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(S), ITS/THEIR/HIS/HER heirs and assigns forever, and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever Wherever uses, 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 12 day of April, 2023

Janet A Lemnell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Janet A Lemnell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within WARRANTY DEED for the purpose therein contained

Witness my hand and official seal, this the 12 of April, 2023

Notary Public - Gerald Fischer

My Commission Expires May 18, 2024
(SEAL)

