RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000443 DEEDWARR
05/08/2023 09 25 58 AM 2 pgs
Fees $13 00 Taxes $925 00

20230508-0033860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF MAY, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sparrow Investments, LLC	Same as New Owner	
(NAME)	(NAME)	
2911 Bluestem Lane		119-04-0-138-00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SHARON MICHELLE MCCLENNON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPARROW INVESTMENTS, LLC**, 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. part of Lot 152 on the Plan of Glencliff Estates, Section 3 of record in Plat Book 1424, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 152 fronts 100 feet on the southerly side of Bowwood Drive and extends back 372.1 feet on the westerly line and 326.6 feet on the easterly line to a dead line, measuring 81.2 feet thereon.

Included in the above description but EXCLUDED is that portion of Lot 152 previously conveyed and described by Deed of record in Book 2961, page 105, as follows:

Beginning at a point in the common line between Lot Nos. 151 and 152 of said subdivision, 81 feet south of the common corner of said Lots Nos. 151 and 152, at the northerly margin of Bowwood Drive; thence south 11 degrees 50 minutes east 58 feet; thence south 37 degrees 50 minutes east 11 feet; thence south 10 degrees 50 minutes east 65 feet; thence south 79 degrees 10 minutes west 16 feet to a point in the common line between said Lots Nos. 151 and 152; thence along said common line north 10 degrees 50 minutes 133.1 feet to the beginning.

Being the same property conveyed to Carol Louise Mefford by Quitclaim deed from Christiana Mefford and husband, Franklin H. Mefford of record in Book 6424, page 551, Register's Office for Davidson County, Tennessee, dated November 12, 1984 and recorded on November 13, 1984.

Carol Louise Mefford died September 14, 2021, her estate being administrated through Davidson County Probate Court, Case No. 21P1966. Sharon Michelle McClennon was specifically devised the real property herein under the Last Will and Testament of Carol Louise Mefford.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 303 Bowwood Drive, Nashville, TN 37217-2301
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

Witness my hand this 4th day of May, 2023

Sharon Michelle McClennon

SHARON MICHELLE MCCLENNON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Michelle McClennon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 4th day of May, 2023

Commission expires. 9/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON