Karen Johnson Davidson County
Batch# 1009948 DEEDWARR
06/01/2023 12 11:52 PM 2 pgs
Fees $13.00 Taxes $3,034 00
20230601-0041399

WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2023-0531

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Carolyn Cate Tidwell McLeane and William Miller McLeane	NEW OWNER	
(NAME)	(NAME)	
4406 Glendale Square		131080A12000CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Twenty Thousand And No/100 Dollars ($820,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN CALEB CLANTON AND SOPHIA M. CLANTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLYN CATE TIDWELL MCLEANE AND WILLIAM MILLER MCLEANE**, WIFE AND HUSBAND, 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 Unit No. 4406 , on the Horizontal Property Regime for Glendale Square, as recorded in the Master Deed of record in Book 4878, page 805, amended in

Instrument No. 20040726-0089127 and further described in Plat of record in Plat Book 4860, page 6, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHN CALEB CLANTON AND SOPHIA M. CLANTON, HUSBAND AND WIFE, by deed from ADAM WALKER, AS TRUSTEE OF THE DONALD F. STELLINGWERF REVOCABLE LIVING TRUST UAD MARCH 30, 1995, of record in Instrument No. 20120925-0087212, dated September 21, 2012, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4406 Glendale Square, Nashville, TN 37204
(House No) (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 our hands this 31st day of May, 2023

John Caleb Clanton

Sophia M. Clanton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of May, 2023, before me personally appeared John Caleb Clanton and Sophia M. Clanton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed

Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County