THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544802**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $1,327,500.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2023. Notary Public My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1021731 DEEDWARR
06/30/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,911.75
20230630-0050355

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sam Woods McClendon 935 Battlefield Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 118-09-0-139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John B. Everhart and Kathryn LC Everhart, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sam Woods McClendon, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, Block F, as shown on the map entitled Battlefield Estates, Section 2, of record as Plat Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN B. EVERHART AND KATHRYN LC EVERHART, HUSBAND AND WIFE, by deed from HENRY TURNER SKIPPER IV AND HEATHER SKIPPER HUSBAND AND WIFE, of record in Instrument No. 20160607-0057441 , dated May 31, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 118-09-0-139.00.

Matters shown on the Plan of record as Plat Book 843, page 108, said Register's Office.

This is improved property located at 935 Battlefield Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of June, 2023.

John B. Everhart

Kathryn LC Everhart

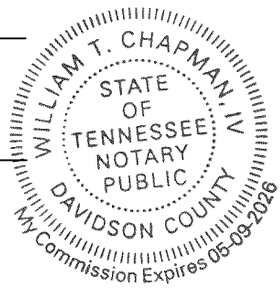
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John B. Everhart and Kathryn LC Everhart, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2023.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-29-2023.

Affiant
Date: 6-29-2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY