THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**. **Affiant** Subscribed and sworn to before me, this **20th day of July, 2023**. **Notary Public** **My commission expires:** 5/20/26

Karen Johnson Davidson County
Batch# 1029515 DEEDWARR
07/21/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230721-0056520

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows: **Romona M. Bagsby** **1523 Meadow Bend Drive** **Madison, TN 37115**	Send Tax Bills To: Romona M. Bagsby 1523 Meadow Bend Dr. Madison, TN 37115	Map-Parcel Numbers: **052 08 0 181.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Patrick Clopton, married**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Romona M. Bagsby, a single person**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 6-B, Zone Lot Division, Lots 5 & 6, Section 2, Meadow Bend, of record in Book 6200, Page 238, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Patrick Clopton, Married, by Warranty Deed from Teresa Starr Allaire, Married, of record in Instrument No. 20140430-0036362, in the Register's Office of Davidson County, Tennessee, dated April 02, 2014 and recorded on April 30, 2014. The said Britney Clopton hereby joins in this conveyance to convey any and interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1523 Meadow Bend Drive, Madison, TN 37115**.

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 in 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/our hand(s) this **20th day of July, 2023.**

Patrick Clopton

Patrick Clopton

Britney Clopton

Britney Clopton

STATE OF North Carolina

COUNTY OF Mecklenburg

On this 20th day of July, 2023, before me personally appeared Patrick Clopton and Britney Clopton, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of July, 2023.

(James N Allen)

Notary Signature

My commission expires: 10/20/2024

JAMES N ALLEN
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
10/20/2024

HE-2023-133

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the 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 July 20, 2023 (date of document).

Regina Sullo
Affiant Signature

July 21, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 21st day of July, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026