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Karen Johnson Davidson County
Batch# 1031720 **DEEDWARR**
07/28/2023 08 10 59 AM 2 pgs
Fees $12 00 Taxes $0 00
20230728-0058141

After Recording, Return and Mail Tax Statements to:
Christopher Paul McClintock
5241 Ridgefalls Way
Antioch, TN 37013

ADDRESS OF NEW OWNER SAME

WARRANTY DEED

CHRISTOPHER PAUL McCLINTOCK, a single man, the GRANTOR,

Whose mailing address is 5241 Ridgefalls Way, Antioch, TN 37013,

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

CHRISTOPHER PAUL McCLINTOCK, as trustee of THE 2023 McCLINTOCK FAMILY TRUST, U/A dated May 31, 2023, a revocable living trust, the GRANTEE,

Whose mailing address is 5241 Ridgefalls Way, Antioch, TN 37013,

And to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee

Land in Davidson County, Tennessee, being Lot No 231, on the Plan of Phase Tow Oak Highlands, a Planned Unit Development, of record in Instrument 19991213-0302267, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description

Being the same property conveyed to Christopher Paul McClintock, who took title as a married man, by the deed from Sarvesh Miyan, married, Satish Bisht, married, and Kashyap Khetani, married, dated November 4, 2020, of record in Instrument No 20201210-0144593, in the Register's Office of Davidson County, Tennessee, recorded December 10, 2020

More commonly known as 5241 Ridgefalls Way, Antioch, TN 37013,

Assessor's Parcel Number 173 04 0A 231 00

SUBJECT TO Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any

Together will all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

I do for myself and my heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless noted above, that I have a good right to sell and convey the same as aforesaid, that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property, including, but not limited to, the power to convey

Dated this 31st day of May, 2023

CHRISTOPHER PAUL McCLINTOCK

STATE OF TENNESSEE)
) ss
COUNTY OF WILLIAMSON)

On this 31st day of May, 2023, before me, the undersigned, personally appeared CHRISTOPHER PAUL McCLINTOCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal

NOTARY PUBLIC

PAUL KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-14-2025

I hereby swear or affirm that the actual consideration for this transfer, or value of the property in interest in property transferred, whichever is greater is $0 00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale

CHRISTOPHER PAUL McCLINTOCK, Affiant

Subscribed and sworn before me this 31st day of May, 2023

NOTARY PUBLIC

PAUL KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-14-2025