Karen Johnson Davidson County
Batch# 1031807 DEEDWARR
07/28/2023 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.65
20230728-0058287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,175.00.

John R. Lancaster, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2023.

Notary Public
MY COMMISSION EXPIRES: 7/8/2024
File No. 23-19118

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John R. Lancaster, Trustee (NAME)	Citibank, N.A. (NAME)	32-16-A-87.00 CO
2032 Creekland View Boulevard (STREET ADDRESS)	480 Washington Blvd., 30th Floor (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Jersey City, NJ 07310 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Lancaster, Trustee of The Tulip Poplar Trust u/t/a dated July 13, 2023,** 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:

Being Lot No. 87, on the plan of Heritage Creek, Phase 1A, as shown by plat of record in Plat Instrument No. 20211110-0149949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee Business Corporation, by Special Warranty Deed from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, Co-Successor Trustees of the Testamentary Trusts Under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., Dated September 19, 2005, The Galbreath Family General Partnership, a Tennessee General Partnership, and Edward C. Galbreath, Jr., a resident of the state of Tennessee, of record in Instrument No. 20200131-0011678, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2032 Creekland View Boulevard, Nashville, TN 37207.

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. Whenever 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 28th day of July, 2023.

Clayton Properties Group, Inc., a Tennessee Corporation

By: _____
Elyssa Cross Lopez, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appread before me, the undersigned, a Notary Public in and of said County and State, the within named Elyssa Cross Lopez, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquatinted, and who acknowledged that he or she executed the within instrument for the purpose therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorzied by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office this 28th day of July, 2023.

_____
Notary Signature

My commission expires: 3/1/25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/28/23 (date of document).

Affiant Signature

7/28/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY