WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

JM-R-23-4684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1049318 **DEEDWARR**
09/13/2023 10 12 32 AM 2 pgs
Fees $13 00 Taxes $1,757 50

20230913-0071749

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Elizabeth Ellen Seiters and Daniel Jarod Flomerfelt	**ClearEdge Lending LLC**	
(NAME) **4684 Bull Run Rd**	(NAME) **20 Enterprise, Suite 350**	**046-00-0-018-00**
(ADDRESS) **Ashland City, TN 37015-9420**	(ADDRESS) **Aliso Viejo, CA 92656**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL PATRICK MCCLAIN AND CARISSA A. MCCLAIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH ELLEN SEITERS AND DANIEL JAROD FLOMERFELT, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being part of Lot No 2 on the plan marked Exhibit "A" on the aprt of the lands fof Eilas Simpkins, Deceased, of record in Plat Book 2, Page 64, Chancery Court at Nashville, described according to a survey made by Ralph W C Lambert, March 31, 1961, as follows

Beginning at a spike in the center of Bull Run Road, said spike lying North 57 degrees 30' East along the center of said road from the Easterly line of the property conveyed to E R Shockley & wife, by deed from Nella Elizabeth Bess, et al , as of record in Book 1637, Page 465, Register's Office for said county, thence North 18 degrees 30' West 520 feet to an iron axle, thence with fence North 31 degrees 15' East 143 feet to an iron axle, thence North 87 degrees 18' East 200 feet to an iron axle, thence South 18 degrees 30' East 490 feet to a spike in the center of said road, thence with the center of said road South 57 degrees 10' West 312 feet to the beginning

Being the same property conveyed to Daniel P McClain and Carissa A McClain, husband and wife by Warranty Deed from Jared Tetuan and wife, Victoria Tetuan, dated June 10, 2022 and recorded June 16, 2022 in Instrument No 20220616-0069032, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 2, Page 64, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4684 Bull Run Rd, Ashland City, Tennessee 37015-9420**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF SEPTEMBER, 2023

Daniel Patrick McClain

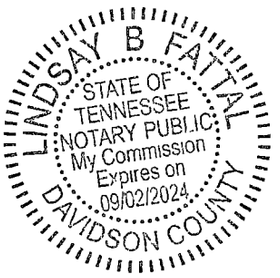
Carissa A McClain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL PATRICK MCCLAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 11th of September, 2023

Notary Public
My Commission Expires _____
(SEAL)

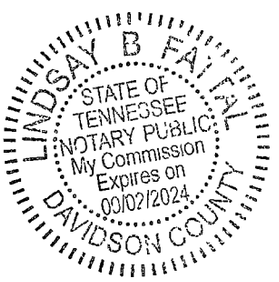


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARISSA A MCCLAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 11th of September, 2023

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
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Nashville, TN 37212