# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050202 DEEDWARR
09/15/2023 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $5,813.20
20230915-0072326

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,571,136.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| THYMUS, LLC | SAME AS NEW OWNER | |
| (NAME) | (NAME) | |
| PO Box 1955 | | 04400006200 |
| (ADDRESS) | (ADDRESS) | |
| Mt. Juliet, TN 37121 | | |
| (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 considerations, the receipt of which is hereby acknowledged, We **Amelia F. Woods, an unmarried woman, and Billy R. Clemmons, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thymus, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEES, their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**LAND in Davidson County, 11th Civil District, and being located on the West side of Robinson Road, being described according to a survey by J. Bruce Rainey, Surveyor #823 dated August 24, 2010, and described as follows:**

**BEGINNING at an iron pin set in the Westerly right-of-way of Robinson Road at the Northeast corner of the B.E. Clemmons, et ux. property of record in Book 2143, Page 19, RODC, TN, said pin also being the Northeast corner of the herein described tract and the Southeast corner of The Knoll Subdivision of record in Book 2330, page 94, RODC, TN; thence from said point of beginning with the right-of-way of Robinson Road South 19 deg. 20 min. 24 sec. East 232.72 feet to an iron pin set; thence leaving Robinson Road with a new line severing the Clemmons' property of which this is a part South 56 deg. 37 min. 33 sec. West 878.20 feet to an iron pin set; thence North 34 deg. 17 min. 39 sec. West 216.09 feet to an iron pin set in the Southerly line of The Knoll Subdivision aforementioned; thence with said line North 40 deg. 33 min. 35 sec. East 141.41 feet to an existing railroad iron; thence North 58 deg. 39 min. 41 sec. East 270.57 feet to a concrete monument; thence North 58 deg. 47 min. 23 sec. East 50.42 feet to a concrete monument; thence North 58 deg. 44 min. 51 sec. East 481.76 feet to the point of beginning, containing 5.01 acres, more or less.**

Being a portion of the same property conveyed to Burnice E. Clemmons and Gladys J. Clemmons by Warranty Deed of record in Book 2143, page 19, of the Register's Office of Davidson County, Tennessee. Being further conveyed to Burnice E. Clemmons and Gladys J. Clemmons, as equal tenants in common, by Warranty Deed of record in Instrument 20011121-0127925, said Register's Office. The said Burnice E. Clemmons conveyed the subject property to Burnice E. Clemmons, a 99.5% interest; and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons, with rights of survivorship as between them, a 0.5% interest by Quitclaim Deed of record in Instrument 20011121-0127926, said Register's Office. The said Gladys J. Clemmons conveyed to the subject property to Gladys J. Clemmons, a 99.5% interest; and John E. Clemmons, Amelia F. Clemmons and Billy R. Clemmons, with rights of survivorship as between them a 0.5% interest, by Quitclaim Deed of record in Instrument 20011121-0127927, said Register's Office. The said Burnice E. Clemmons having since died testate, devising his interest in the subject property to Gladys J. Clemmons as evidenced by his Last Will & Testament of record in Docket No. 07P-1200, in the Probate Court for Davidson County, Tennessee. The said Gladys J. Clemmons conveyed the subject property to John E. Clemmons, as to a one-third (1/3) undivided interest, as tenant in common, by Quitclaim Deed of record in Instrument 20130425-0041322, as corrected by Deed of Correction of record in Instrument 20130516-0049570, said Register's Office. The said Gladys J. Clemmons conveyed the subject property to Billy R. Clemmons, as to a 66% interest, by Quitclaim Deed of record in Instrument 201308160086486, said Register's Office. The interest in the above described real is estate is vested as follows: **Billy R. Clemmons as to a 66% undivided interest as tenant in common, John E. Clemmons as to a 33% undivided interest as tenant in common and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons as to a 1.0% undivided interest with rights of survivorship between them. Subsequently, John E. Clemmons conveyed all of his interest in subject property to Amelia F. Woods and Billy R. Clemmons by Quitclaim Deed of record in Instrument No. 20180920-0093369, said Register's Office. The interest is subject property is now held as follows: Billy R. Clemmons as to 82.5% undivided interest as tenants in common, Amelia F. Woods as to a 16.5% undivided interest as tenants in common and Billy R. Clemmons and Amelia F. Woods as to a 1.0% undivided interest with rights of survivorship between them.**

This property has never been a marital residence for Grantor(s).

This conveyance is subject to the following: Taxes for the current year; Perpetual Easement filed for record at Book 4401, page 68; Right of Way Deed filed for record at Book 5573, page 118 and Book 5394, page 228, said Register's Office.

unimproved ☐

This is improved ☒ 1102 Robinson Road, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the 14th day of September, 2023.

Amelia F. Woods by
Billy R. Clemmons AIF Date: 9/14/2023
Amelia F. Woods
By: Billy R. Clemmons, Atty-In-Fact

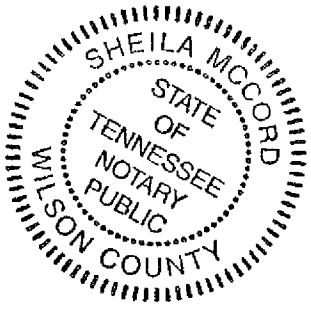
Billy R. Clemmons
Billy R. Clemmons

State of Tennessee
County of Wilson

On this 14th day of September, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Billy R. Clemmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Amelia F. Woods, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record at Instrument Number 202309150072325, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of September, 2023.

Notary Public:
My Commission Expires: 1.30.27

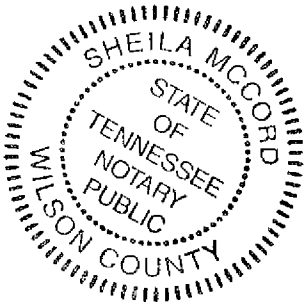



State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Billy R. Clemmons**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of September, 2023.

Notary Public:
My Commission Expires: 1.30.27




**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **September 14, 2023** (date of document).

Cindy S. Smith, Affiant

09/14/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 14th day of September, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026