This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1050645 DEEDWARR
09/15/2023 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20230915-0072608

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $315,000.00.

Affiant Signature

Subscribed and sworn to before me on this the 8th Day of September, 2023.

Notary Public

My Commission expires 10 / 12 / 2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
CLINTON CLAYTON
201 Hunters Creek Blvd
Lebanon TN 37087

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 08208014600

WARRANTY DEED

23NT00967

Effective the 7 Day of Sept, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JANICE ANN ANDERSON, INDIVIDUALLY

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CLINTON CLAYTON, INDIVIDUALLY

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Map of Blocks 1 and 2, F.O. Beazley's McFerrin Addition of the City of Nashville, of record in Book 57, Page 136, Register's Office for said County.

Said Lot No. 152 fronts 50 feet on the easterly margin of Ninth Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Janice Ann Anderson, individually as a single person from Janice Ann Anderson, Executrix for the Estate of Ruby Smith Anderson, by Quitclaim Deed dated 05/26/2021 and recorded 06/04/2021 in Instrument No. 20210604-0075443, Register's Office of said County.

Being the same property conveyed to Wallace Anderson and wife, Ruby S. Anderson, by Warranty Deed dated 07/14/1959 and recorded 07/15/1959 from Ewing 0. Harper, Jr. and wife, Lillian G. Harper, of record in Book 2925, Page 247, said Register's Office. The said Wallace Anderson and Ruby S. Anderson having since died.

This is an improved property commonly known as: 715 N 9th St, Nashville, TN 37206-3907.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 7 day of Sept, 2023.

Janice Ann Anderson

Janice Ann Anderson

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Janice A Anderson**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that

such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 7 day of Sept, 2023.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/7/23 (date of document).

Affiant Signature

9/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025