STATE OF TENNESSEE,
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,319.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/11/2026
File No. 23-18021

Karen Johnson Davidson County
Batch# 1067661 DEEDWARR
11/02/2023 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,658.78
20231102-0085887

CARLTON W. ORANGE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-11-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian John Nhira and Sonia Dee Nhira (NAME)	Bank of America, N.A. (NAME)	32-16-B-18
2085 Creekland View Boulevard (STREET ADDRESS)	P.O. Box 650070 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75265-0070 (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 **Brian John Nhira and Sonia Dee Nhira, husband and wife,** 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 18, on the plan of Heritage Creek, Phase 1B, as shown by plat of record in Instrument No. 20220512-0055047, 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, 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., by Special Warranty Deed dated January 31, 2020, filed of record on January 31, 2020, in Instrument No. 20200131-0011678, Register's Office for Davidson County, Tennessee.

FURTHER, BEING a portion of the same property conveyed to DRP Multistate 1, LLC, a Delaware limited liability company from Clayton Properties Group, Inc., a Tennessee corporation, by Special Warranty Deed dated December 22, 2022, filed of record on December 22, 2022, in Instrument No. 20221222-0132238, Register's Office for Davidson County, Tennessee.

FURTHERMORE, BEING a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee corporation, from DRP Multistate 1, LLC, a Delaware limited liability company, by Special Warranty Deed dated September 8, 2023, filed of record on September 8, 2023, in Instrument No. 20230908-0070772, Register's Office for Davidson County, Tennessee.

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

The 2022 taxes have been paid by the Grantor and the 2023 taxes have been prorated between the Grantor and Grantee and will be paid by the Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2085 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 26th day of October, 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 26th day of October, 2023.

_____
Notary Signature

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 3/4/25

PREPARED BY AND RETURN TO:

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

I, Carlton W. Orange, 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 Oct. 26, 2023 (date of document).

Affiant Signature

October 26, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 26th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/11/2026

Notary's Seal (or Stamp)

MARLON HOUSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-11-2026