Karen Johnson Davidson County
Batch# 1085768 DEEDWARR
12/27/2023 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20231227-0099409

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-18673-23

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2023.

NOTARY PUBLIC

My commission expires: 9/20/2025

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Rachelle McClaran Jonathan M. McClaran 2410 Meharry Blvd., Unit 9 Nashville, TN 37208	Same	092-02-0F-013-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($645,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HUMPHREYS COUNTY PROPERTIES, LLC, A TENNESSE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIFFANY RACHELLE MCCLARAN AND JONATHAN M. MCCLARAN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 13 of The Heritage at Jefferson Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Heritage at Jefferson Townhomes of record in Instrument #20161202-0126840, as amended in Instrument #20190510-0044214, and in Instrument #20220127-0009964, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Declaration.

Being a portion of the same property conveyed to Humphreys County Properties LLC, a Tennessee limited liability company, from The Heritage at Jefferson LLC, a Tennessee limited liability company, by Corrected Warranty Deed dated September 11, 2020 and recorded September 13, 2020 in Instrument #20201113-0134195, said Register's Office. Said Corrected Warranty Deed is a correction of Warranty

Deed of record in Instrument #20200914-0104519. Said Corrected Warranty Deed corrected by Affidavit of Scrivener's Error to remove 'Open Space (Common Area) from said conveyance, of record in Instrument #20220324-0034138.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **2410 Meharry Boulevard, Unit 9, Nashville, TN 37208**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this ~~22nd~~ 20th JP day of December, 2023

GRANTOR(S)

Humphreys County Properties, LLC, a Tennessee Limited Liability Company

By: _____
Darek Bell, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Jennifer L. Pennell of the state and county mentioned, personally appeared Darek Bell, Member of Humphreys County Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Humphreys County Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Darek Bell, Member of Humphreys County Properties, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and seal, this the 20 day of December, 2023.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 22, 2023.

J. Carlton Drumwright

December 22, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 22, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY