Name and Address of New Owner:
Michelle Fields
128 Ben Allen Road
Nashville, TN 37207

Send Tax Bills To:
First Heritage Mortgage, LLC
P.O. Box 10666
Birmingham, AL 35202

Karen Johnson Davidson County
Batch# 1091368 DEEDWARR
01/22/2024 09:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20240122-0002950

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 060-08-0-113-00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lawaun Clendening**, a married man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michelle Fields, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot 29 of Block "B" on the Plan of Highland Park, of record in Book 974, Page 33, 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 Lawaun Clendening, a married man by Quitclaim Deed dated November 12, 2020, from Lawaun Clendening, a married man, recorded November 12, 2020, in Instrument Number 20201112-0133603, in the Official Records of Davidson County, Tennessee. Affidavit of Heirship of record in Instrument Number 20200911-0104021, said Register's Office. Being further conveyed to Lawaun Clendening, by Quitclaim Deed dated October 26, 2012, from Deneldia Clendening Gordon, Bonnita Clendening, Roletha Clendening Pillow and Aaron Clendening, heirs at law, in Instrument Number 20121029-0098944, said Register's Office.

The seller warrants that this was not his primary residence and said property was used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 128 Ben Allen Road, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of January, 2024.

_____(SEAL)
Lawaun Clendening

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of January, 2024, before me personally appeared Lawaun Clendening, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2024.

_____
Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lawaun Clendening

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 9th day of January, 2024.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-9-24.

Affiant Signature

1-9-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of January, 2024.

Notary Signature

My Commission Expires: 5-9-26

