WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093232 DEEDWARR
01/24/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240124-0004606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah McLaurine	Same as New Owner	
(NAME)	(NAME)	
715 N 9th Street		082-08-0-146.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **CLINTON CLAYTON, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH MCLAURINE, AN UNMARRIED WOMAN,** 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:

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 Plat Book 57, Page 136, in the 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 Wallace Anderson and wife, Ruby S. Anderson by Warranty deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 2925, page 247, Register's Office for Davidson County, Tennessee, dated July 14, 1959 and recorded on July 15, 1959. Wallace Anderson died December 14, 1980, leaving Ruby S. Anderson as the surviving tenant by the entirety. Ruby Smith Anderson died December 20, 2011 her estate being administered for monument of title only, through Davidson County probate court, docket no. 21P681.

Being the same property conveyed to Janice Ann Anderson by Executor's Quitclaim Deed from Janice Ann Anderson, Executrix for the Estate of Ruby Smith Anderson of record in Instrument No. 20210604-0075443 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 4, 2021.

Being the same property conveyed to Clinton Clayton, individually by Warranty Deed from Janice Ann Anderson, individually of record in Instrument No. 20230915-0072608 Register's Office for Davidson County, Tennessee, dated September 07, 2023 and recorded on September 15, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2024-100

unimproved
This is improved x property, known as 715 N 9th Street, Nashville, TN 37206
(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 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. 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 my hand this 22nd day of January, 2024

Clint Clayton

CLINTON CLAYTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clinton Clayton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2024.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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Certificate of Authenticity

I, Joshua A. Terry, 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 1/22/24.

Affiant Signature – Joshua A. Terry

1/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/23/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27