Karen Johnson Davidson County
Batch# 1111310 DEEDWARR
03/14/2024 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $3,977.13
20240314-0017751

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38049-02-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,074,900.00. Affiant Subscribed and sworn to before me this 11th day of March, 2024. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsey Frances Weber 1217 N 8th Street Nashville, TN 37207	New owner property	Map and Parcel No.: 07116047800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Philip L. Clothiaux, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lindsey Frances Weber, unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1217 North 8th Street, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of March, 2024.

GRANTOR:

Philip L. Clothiaux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip L. Clothiaux, 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, at office, this 11th day of March, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 339 on the Plan of Oakwood Park, as shown on Plat of Record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property

Being part of the same property conveyed to Philip L. Clothiaux by Quitclaim Deed dated July 15, 2022 from Perkins Management, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220719-0082617, Register's office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. All matters appearing on the Plan of record as Plat Book 421, Page 12, Register's Office for Davidosn County, Tennessee.
3. Agreement for Dedication of Public Right Of Way to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20221013-0112345 and Instrument No. 20221005-0109978, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants For SCMs For Regulated Residential Infill of record in Instrument No. 20231030-0084705, Register's Office for Davidson County, Tennessee.
5. Notice of Completion in Instrument No. 20231107-0087125 and 20240305-0015307, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Emily Manno, 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 **3/11/24**.

Date

Affiant Signature

3/11/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

