THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Stephen Ray Tipsword, Executor of the Estate of Philip Alan Clifford, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No: 24P279 ("GRANTOR")

TO: Michael Alan Clifford, Christopher Buck Clifford, and Stephen Tomas Clifford ("GRANTEES")

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| Stephen Clifford | Stephen Clifford | 87-2/76 |
| 4504 Raccoon Trail | 5185 Chicken Road | |
| Hermitage, Tennessee 37076 | Lebanon, Tennessee 37090 | |

## EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100s Dollars ($10.00), cash in hand paid, Stephen Ray Tipsword, Executor of the Estate of Philip Alan Clifford, has bargained and sold, and by these presents does transfer and convey unto Michael Alan Clifford, Christopher Buck Clifford, and Stephen Tomas Clifford, as tenants in common, their heirs, successors, and assigns, all of his right, title and undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being lot number 105 on the plan of New Hope Meadows, Phase II, of record in Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to Philip Alan Clifford (deceased), by warranty deed of record in instrument no. 20050919-0112505, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 4504 Raccoon Trail, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael Alan Clifford, Christopher Buck Clifford, and Stephen Tomas Clifford, their heirs, successors, and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEES that he has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and he will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 15 day of April, 2024.

Karen Johnson
Batch # 1131235
05/06/2024 08:59 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240506-0033037

THE ESTATE OF PHILIP ALAN CLIFFORD

Stephen Ray Tipsword, Executor

STATE OF ~~TENNESSEE~~ VA )
COUNTY OF ~~DAVIDSON~~ Rockbridge

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Stephen Ray Tipsword, Executor of The Estate of Philip Alan Clifford, the bargainor, with whom I am personally acquainted, or who 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 at office, this the 15th day of April, 2024.

Notary Public

My Commission Expires: Mar. 31, 2027

AMIR M MIKHAEL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7501186
My Commission Expires Mar. 31, 2027

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration of value for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 10th day of April, 2024.

Notary Public

My Commission Expires: 11-2-26

Leslie Walsh
State of Tennessee
Notary Public
Davidson County