RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-21344-24

Karen Johnson Davidson County
Batch# 1134271 DEEDWARR
05/13/2024 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $3,293.00
20240513-0035100

WARRANTY DEED

JULIE COONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2024

NOTARY PUBLIC

My commission expires: 6-24-27

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
Jeremy Burchard 163 Lelawood Circle Nashville, TN 37209	Same address as new owner	103-09-0-035

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED NINETY THOUSAND AND 00/100 Dollars ($890,000.00) 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, **MCCLISH PROPERTIES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY BURCHARD, UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hillwood Park, of record in Book 3300, pages 27 and 28, as amended in Book 4687, page 883, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to McClish Properties, LLC, from Olympus Development, LLC, by Quitclaim Deed dated June 25, 2018 and recorded June 29, 2018 in Instrument #20180629-0063049, said Register's Office.

Being the same property conveyed to Olympus Development, LLC, a Tennessee limited liability company, by Warranty Deed from John Floyd Howell, Jr., married, dated March 3, 2017 and recorded March 14, 2017 in Instrument #20170314-0024808, said Register's Office.

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 _XX_ improved property, known as: 163 Lelawood Circle, Nashville, TN 37209

The above referenced property is not and has never been the primary residence of the Grantor.

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 8th day of May, 2024

GRANTOR(S)

McClish Properties, LLC, a Tennessee Limited Liability Company

By: _____
Debra McClish, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, McClish Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of May, 2024.

_____
Notary Public

Julie Coone
Printed Notary Name

My commission expires: 10-24-27

JULIE COONE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, of said County and State, Debra McClish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Member of McClish Properties, LLC, within named bargainor and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Authorized Member.

WITNESS my hand and seal, this the 3rd day of May, 2024.

Julie Coone
Notary Public

Julie Coone
Printed Notary Name

My commission expires: 12-28-27

JULIE COONE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 3,24 (date of document).

Jennifer L. Pennell

March 13, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

