WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157508 DEEDWARR
07/12/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240712-0052655

File No. AD-24-7050

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton Alexander	New owner	
(NAME)	(NAME)	
204 Walnut Hill Drive		084-15-0-059.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we, **Patrick J. Targun, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clayton Alexander, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Donelson Meadows of record in Plat Book 1835, Page 35, as amended in Book 4096, Page 701, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Walnut Hill Drive, at the common corner of Lots 36 and 37; thence with the line between said lots, Westerly 180 feet to a point in the Easterly line of Lot 29; thence with the line of Lots 29 and 30 Southerly 85 feet to a point, the common corner of Lots 35 and 36; thence with the line between said lots, Easterly 180 feet to a point in the Westerly margin of Walnut Hill Drive; thence with said margin, Northerly 85 feet to the beginning.

Being the same property conveyed to Christopher Franklin and Morgan Franklin, husband and wife, by Quitclaim Deed from Christopher Franklin and Morgan O'Connor, n/k/a Morgan Franklin, husband and wife, dated January 24, 2020 and recorded February 3, 2020 as Instrument No. 20200203-0012287, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patrick J. Targun, an unmarried man by Warranty Deed from Christopher Franklin and Morgan Franklin, husband and wife of record in Instrument No. 20230302-0015040 Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on March 02, 2023.

This is property more commonly known as 204 Walnut Hill Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 12th day of July, 2024.

Patrick J. Targun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2024, before me personally appeared Patrick J. Targun, 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 12th day of July, 2024.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 July 12, 2024.

Date

Affiant Signature

7/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025