THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$199,900.00**. **Affiant**
Karen Johnson Davidson County Batch# 1167139 DEEDWARR 08/12/2024 08:18:30 AM 3 pgs Fees: $18.00 Taxes: $739.63 20240812-0060092	Subscribed and sworn to before me, this **5th day of August, 2024**. **Notary Public** **My commission expires:** _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Senia Garcia Tovar **1521 Meadow Bend Drive** **Madison, TN 37115**	New Owner	**052-08-0-137.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Julian Patrick Clopton and Britney Marie Clopton, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Senia Garcia Tovar, an unmarried person**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6A on the Plan of Zone Lot Division, Lots 5 and 6, Section Two Meadow Bend of record in Plat Book 6200, Page 238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick Clopton, an unmarried man by Warranty Deed from Shirley Edna Grimes trustee for the William Louis Grimes and Shirley Edna Grimes, Revocable Living Trust of record in Instrument No. 20140507-0038958 Register's Office for Davidson County, Tennessee, dated April 08, 2014 and recorded on May 07, 2014. The said Julian Patrick Clopton and Patrick Clopton are one and the same person.

The same Britney Marie Clopton hereby joins in this instrument to convey any and all interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **1521 Meadow Bend Drive, Madison, TN 37115**.

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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 in 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(s) this **4th day of August, 2024.**

Julian Patrick Clopton

Britney Marie Clopton

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

On this 4th day of August, 2024, before me personally appeared Julian Patrick Clopton and Britney Marie Clopton, 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 4th day of August, 2024.

Wanda S. Ezell Notary Public

Notary Signature
My commission expires: 09/19/2029

WANDA S. EZELL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
09/19/2029

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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 Aug 4, 24 (date of document).

Jennifer L. Pennell

Aug 6, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of Aug, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

