Karen Johnson Davidson County
Batch# 1182478 DEEDWARR
09/17/2024 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $7,665.00
20240917-0071955

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38327-08-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,071,621.00. Affiant Subscribed and sworn to before me this 16th day of September, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Micheal D. Newton, Trustee 2209 Hobbs Road Nashville, TN 37215	**Send Tax Bills To:** Micheal D. Newton, Trustee 2209 Hobbs Road Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 13101006200

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, **Daniel G. Clair and Patricia L. Clair, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Dean Newton, Trustee of the Micheal D. Newton Legacy Trust dated July 9, 2021, and any amendments thereto** ("Grantee"), his successors 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 2209 Hobbs Road, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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, Grantors have executed this instrument on the 16th day of September, 2024.

Daniel G. Clair

Daniel G. Clair

Patricia L. Clair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel G. Clair and Patricia L. Clair, 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, at office, this 16th day of September, 2024.

Notary Public

My Commission Expires:

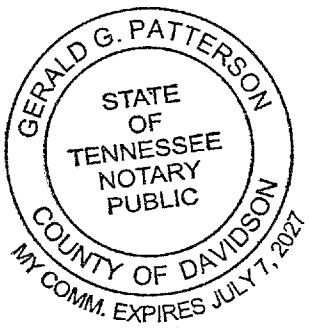


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 18, Plan of B.N. Stammer Subdivision, as shown on plat of record in Plat Book 1424, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel G. Clair and Patricia L. Clair, husband and wife, by deed dated September 7, 2021 from Omar Hobeika and Mary Hobeika, husband and wife, of record in Instrument No. 20210920-0125978, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 1424, Page(s) 23, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Instrument No. 20061205-0149780, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/16/24 (date of document).

Affiant Signature

9/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

202409170071955