Karen Johnson Davidson County
Batch# 1186039 DEEDWARR
09/25/2024 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240925-0074147

WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MJ-CPP-24-4013

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Courtney Clemmons and Joseph Clemmons	Old National Bank	
(NAME)	(NAME)	
4013 Bryce Road	101 Northwest Fourth	**172-15-0A-195.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Evansville IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAMONA CARR DABBS, EXECUTRIX OF THE ESTATE OF BETTIE C. CARR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY CLEMMONS AND JOSEPH CLEMMONS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Section Eleven, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page 408, 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 Joe W. Carr and wife, Bettie C. Carr by Warranty Deed from Claridge Builders Co, LLC of record in Book 10741, page 341, Register's Office for Davidson County, Tennessee, dated December 30, 1997 and recorded on December 31, 1997.

Joe W. Carr having since died on April 28, 2007. His interest in the property vested at death in Bettie C. Carr as surviving tenant by the entirety.

The said Bettie C. Carr having since died testate on December 08, 2022. Her interest in the subject property having vested at death in her probate Estate pursuant to the Last Will and Testament of Bettie Carolyn Carr, duly admitted to probate in Docket Number 23P316 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 408, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 668, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22 and amended in Instrument No. 20190624-0060843 and Book 10469, page 57, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
- Deed of Homeowners Association for Open Space of record in Instrument Number 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
- Easement of Sanitary Sewer and/or Drainage of record in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10584, Page 129, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4013 Bryce Road, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24 DAY OF SEPTEMBER, 2024.

The Estate of Bettie C. Carr

BY: _____
Ramona Carr Dabbs
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMONA CARR DABBS, EXECUTRIX of the THE ESTATE OF BETTIE C. CARR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of September, 2024.

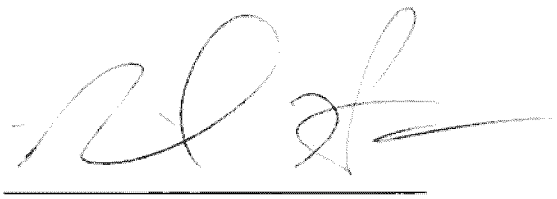
_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, 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 **September 24, 2024**.



Affiant Signature

9/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24th** day of **September**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

