39B

Karen Johnson Batch # 1193030 10/11/2024 02:47:24 PM Fees: $13.00 Taxes: $5,550.00 20241011-0079136	Davidson County DEEDWARR 2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2024

Notary Public

My Commission Expires: 3/3/2026

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Robert Ransom and Meaghan Ransom	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	129-12-0-103
136 Cheek Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

John W. Clay, III, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meaghan Ransom and Robert Ransom, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, County, Tennessee, being Lot No. 9 of Block "A", 2nd Revised Plan Highlands of Belle Meade, No. 2, Blocks A, B, C & D of record in Book 1130, page 62, Register's Office Davidson County, and part of a street right-of-way formerly known as Cross Hill Road, closed by Metropolitan Council Bill 093-739, approved 8-18-93, and further described according to a mortgage loan inspection by Campbell, McRae and Associates, (John Alan Hood, RLS No. 836) dated 4/24/01 and attached as Exhibit "A" to the Warranty Deed recorded in Instrument No. 20050415-0042132, in the Register's Office of Davidson County, Tennessee, as follows:

Said Property inclusive and said Lot No. 9 of Block "A" on said Plan, and the westerly 25 feet on the closed right of way, formerly known as Cross Hill Road, fronts 176 feet on the northeasterly margin of Cheek Road and extends back between parallel lines 200.00 feet to a dead line.

BEING the same property conveyed to John W. Clay III, married, by Warranty Deed from Robert M. Hutton and spouse, Jaqueline R. Hutton, dated 4/13/2005 and recorded 4/15/2005 in Instrument No. 20050415-0042132, in the Register's Office of Davidson County, Tennessee.

Ann Marie Clay, hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title, and interest in the above described property by virtue of her marriage to John W. Clay, III.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all existing easements and all matters shown on plat of record in Plat Book 1130, Page 62; Easement recorded in Book 1065, Page 65, Register's Office of Davidson County, Tennessee.

This is improved property known as 136 Cheek Road, Nashville, TN 37205

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 Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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 2nd day of October, 2024

John W. Clay, III

Ann Marie Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared John W. Clay, III, and Ann Marie Clay 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 2nd day of October, 2024.

Notary Signature
My commission expires 8.19.2024

