STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2024.

Notary Public
MY COMMISSION EXPIRES: 8/3/26
File No. 24-22107

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1198324 DEEDWARR
10/25/2024 02:01:30 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20241025-0083101

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jared Calvert Clodfelter and Torie Michelle Clodfelter (NAME) 1005 Hickory Hollow Rd (STREET ADDRESS) Nashville TN 37221 (CITY) (STATE) (ZIP)	Primis Mtg (NAME) 5535 Currituck Drive Ste 120 (STREET ADDRESS) Wilmington NC 28403 (CITY) (STATE) (ZIP)	127-16-0-014.00

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kenneth E. Hoeppner, Jr. and Dana Lyn Bowman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jared Calvert Clodfelter and Torie Michelle Clodfelter, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 51 on the Plan of Bellevue Manor, of record in Plat Book 3600, Page(s) 32 and 33, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Kenneth E. Hoeppner, Jr. and Dana Lyn Bowman, husband and wife, by Warranty Deed from Tammy Lynn Gregory, a married woman, dated December 28, 2021 and recorded January 5, 2022 in Instrument No. 20220105-0002279, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 1005 Hickory Hollow Road, Nashville, TN 37221.

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. Whenever 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 25th day of October, 2024.

Kenneth E. Hoeppner, Jr.

Dana Lyn Bowman

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of October, 2024, before me personally appeared Kenneth E. Hoeppner, Jr. and Dana Lyn Bowman, 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 25th day of October, 2024.

Notary Signature
My commission expires:

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Andy Maloney, 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 **10/25/2024** (date of document).

Affiant Signature
Date **10/25/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **25** day of **October**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202410250083101