Prepared by:
Amy Cross Nance
Attorney at Law
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Karen Johnson Davidson County
Batch# 1202590 DEEDWARR
11/07/2024 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20241107-0086671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

Subscribed and sworn to before me this 6th day of November, 2024.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Parker McClearn 580 Green Lane Nashville, TN 37189	FirstBank 722 Columbia Avenue Franklin, TN 37064	172-09-0A-099-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Zachary Bresee, a single man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Joseph Parker McClearn and Anna Carson McClearn, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 99, on the Final Plat of Section Three, Banbury Crossing, as shown by plat appearing of record in Plat Book 9700 Pages 665 and 666, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Zachary Bresee, an unmarried man, by deed from Nathaniel O. Stinson, a married man, of record in Instrument No. 20190219-0014792, Register's Office for Davidson County, Tennessee, and dated February 15, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Banbury Crossing of record in Plat Book 9700 Pages 665 and 666 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 10369, Page 48 and amended in Book 10962 Page 516, Book 11218 Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031, Instrument No. 20051020-0126681, and Instrument No. 20090702-0062083 in the official records of the Davidson County Register of Deeds.

4. Restrictions of record in Book 4148 Page 75 and amended in Book 4693 Page 691 and Book 4741 Page 261 Register's Office for Davidson County, Tennessee.

5. Charter of Banbury Crossing Homeowners Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

This property is improved property known as 700 North Wickshire Way, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of November, 2024.

Zachary Bresee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of November, 2024, before me personally appeared Zachary Bresee, 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 6th day of November, 2024.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/1/27

202411070086671

I, Sheri Engel, 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 this 6th day of November, 2024

Sheri Engel

Dated 11/6/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 6th day of November, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY