THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049024** Karen Johnson Batch # 1204091 11/13/2024 11:11:37 AM Fees: $13.00 Taxes: $1,776.00 Davidson County DEEDWARR 2 pgs 20241113-0088288	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2024. Notary Public My Commission Expires: 6-20-28 DAVID KIMBROUGH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Alexis Katherine Flaherty 580 Green Lane Whites Creek TN 37189	Send Tax Bills To: First Colony Mortgage Corp. 2100 W. Pleasant Grove Boulevard, Suite 100 Pleasant Grove, UT 84062	Tax Information: Tax Parcel ID No. 049 14 0A 009.00

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, **Joseph Parker McClearn, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexis Katherine Flaherty, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:
Being all of Lot No. 9, VISTA R-10 SUBDIVISION - CLUSTER LOT OPTION, according to plat and survey appearing of record in Instrument No. 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Joseph Parker McClearn, a single man, by Warranty Deed from Mark E. Robinette and James A. Sanders, both unmarried, of record in Instrument No. 20200707-0072972, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 07, 2020.

Anna McClearn joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Joseph Parker McClearn.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VISTA R-10 SUBDIVISION - CLUSTER LOT OPTION, as recorded in Instrument No. 20170203-0011914.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170127-0009079.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170221-0017256.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20140811-0072016.
All of the terms and provisions set forth and contained in that certain Lease between Charles W. Hawkins III, Lessor, and Powertel/Memphis, Inc., Lessee, a memorandum of which is recorded in Book 10792, Page 432; Assignment and Assumption Agreement recorded in Book 11520, Page 638 and Book 11520, Page 653; Memorandum of Lease (Site Lease Acknowledgment) recorded in Book 11520, Page 647, as amended in Instrument No. 20100113-0003170.

This is improved property located at 580 Green Lane Whites Creek TN 37189

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 6th day of November, 2024.

Joseph Parker McClearn

Anna McClearn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Parker McClearn and Anna McClearn, 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 6th day of November, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026