Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-24-2916

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-4582-AJ

Karen Johnson
Batch # 1205231
11/14/2024 10:22:29 AM
Fees: $13.00 Taxes: $1,394.90

Davidson County
DEEDWARR
2 pgs

20241114-0088688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $377,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2024

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public
My Commission Expires:

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Christian Williams, Kristen Williams, and Conner Williams<br>2916 Cherry Hills Drive<br>Nashville, TN 37013 | FIFTH THIRD BANK<br>5001 KINGSLEY DR.<br>CINCINNATI, OH 45227 | 150 01 0 278.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Cindy Dawn Clopton, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Joseph Conner Williams, an unmarried man, and Joseph Christian Williams and Kristen Williams, husband and wife** (individually and collectively, "Grantee"), 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. 304 on the Plan of SECTION 6, CHERRY HILLS of record in Plat Book 4300, Page 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 304 fronts 80 feet on the Northerly margin of Cherry Hills Drive, and runs back 152 feet on the West sideline, and 152 feet on the East sideline and measures 80 feet across the rear line.

Being the same property conveyed to David Wayne Clopton and Cindy Dawn Clopton, husband and wife, by Warranty Deed from LV Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220401-0037871, in the Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on April 1, 2022. The said David Wayne Clopton died on December 3, 2023, leaving Cindy Dawn Clopton as surviving tenant by the entirety.

This is improved property located at: **2916 Cherry Hills Drive, Nashville, TN 37013**.

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of 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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 12th day of November, 2024.

GRANTOR:

Cindy Dawn Clopton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cindy Dawn Clopton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of November, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26