Karen Johnson Davidson County
Batch# 1228253 DEEDWARR
01/21/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250121-0004139

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of January, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

Kathleen Hale McClellan
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County
My Commission Expires 11/14/20

2024-12-2408

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
NASHVILLE TITLE AND ESCROW, LLC
3310 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John N. Clemente 1521 Rockglade Run Nashville, TN 37013	NEW OWNER 3004 Jada Way Nolensville, TN 37135	Map/Parcel 164-07-0A-051.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Antoric E. Pullom, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John N. Clemente, a married man**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being all of Lot No. 51, on Final Plat, Section One, Harvest Grove (Formerly Tillman) "Cluster Lot Subdivision" a Planned Unit Development, as shown on plan of record in Instrument Number 20060726-0090037, amended in Instrument Number 20061116-0142300, 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 Antoric E. Pullom and Keisha M. Pullom, Husband and Wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20150507-0041840 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 07, 2015.

Being the same property conveyed to Antoric E. Pullom, Unmarried by Quitclaim Deed from Antoric E. Pullom, Unmarried and Keisha M. Pullom, Unmarried of record in Instrument No. 20201113-0134261 Register's Office for Davidson County, Tennessee, dated November 05, 2020 and recorded on November 13, 2020.

*The property herein conveyed has never been the primary residence of the Grantor's spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 paid by the seller prior to closing, Davidson County property taxes for the year 2025 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1521 Rockglade Run, Nashville, TN 37013.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 14 day January, 2025.

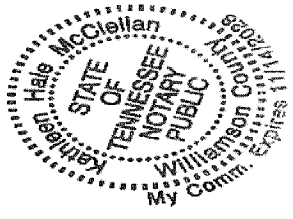
Antoric E. Pullom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of January, 2025, before me personally appeared Antoric E. Pullom, 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 15 day of January, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 1/14/2025.

Date

Affiant Signature

1/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of January, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

