Karen Johnson Davidson County
Batch# 1230120 DEEDWARR
01/24/2025 03:13:30 PM 2 pgs
Fees: $13.00 Taxes: $2,811.63
20250124-0005798

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$759,900.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2025.

Notary Public

My commission expires: 2/13/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Logan Robert Clemons **Cameron Manning Clemons**	Rocket Mortgage	**Map 091-11-0-P Parcel 001.00co**
4801 Illinois Avenue	1050 Woodward Ave	
Nashville, TN 37209	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Corey Pettit and Kristen Pettit, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Logan Robert Clemons and Cameron Manning Clemons, married to each other

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 Unit A on the Plan of 4801 Illinois Avenue Homes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 4801 Illinois Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160824-0088671, amended in Instrument No. 20161209-0129436, and Scrivener's Affidavit in Instrument No. 20170531-0054158, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 4801 Illinois Avenue Homes, as set out on Exhibit "B" to the Amendment to the Declaration of Covenants of record in Instrument No. 20161209-0129436 and Scriveners Affidavit in Instrument No. 20170531-0054158, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Corey Pettit and Kristen Pettit, husband and wife, by Deed dated March 5, 2021, from Bethany McDonald and Robert McDonald, wife and husband, of record in Instrument No. 20210308-0029758, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Kristen Pettit, pursuant to a Power of Attorney executed by her on the 10th day of January, 2025, of record in Instrument No. ___202501240005797_____ Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Amendment to the Declaration of record in Instrument No. 20161209-0129436 and Scrivener's Affidavit of record in Instrument No. 20170531-0054158, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for 4801 Illinois Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160824-0088671, amended in Instrument No. 20161209-0129436, and Scrivener's Affidavit in Instrument No. 20170531-0054158 and By-Laws of 4801 Illinois Avenue Homes Homeowners Association, Inc. appended thereto, Register's Office for Davidson County, Tennessee. 3) All matters as shown on the Plan of record in Plat Book 57, Pages 74 and 75, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4801 Illinois Avenue, Nashville, TN 37209**

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 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. 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.

Witness my/our hand(s) this **24th** day of **January, 2025.**

Corey Pettit

by Corey Pettit, Attorney-in-Fact

Kristen Pettit by Corey Pettit, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Corey Pettit,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **January, 2025.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Corey Pettit**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Kristen Pettit**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kristen Pettit**, for the purpose therein contained, by signing the name of **Kristen Pettit**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **January, 2025.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I Lisa Allard, 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 January 24, 2025.

Lisa Allard January 24, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 24, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY