WARRANTY DEED

Karen Johnson Davidson County
Batch # 1234344 DEEDWARR
02/05/2025 01 10 13 PM 3 pgs
Fees $18 00 Taxes $814 32

20250205-0008811

BS-KH-24-724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,086 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	**059-15-0-106 00**
3000 Meridian Blvd., Ste. 140		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE ANN CLEGGETT, SINGLE AND ANGELA RENEE CLEGGETT, SINGLE AND PETER A. CLEGGETT, SR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 110, on the plan of Haynes Manor, Section I, as of record din Book 3600, Page 85, Register's Office of Davidson County, Tennessee Said Lot fronts 65 feet on the northerly side of Moormans' Arm Road and extends back between parallel lines, 135 feet to a dead line

Being the same property conveyed to James Cleggett and wife, Annie R Cleggett by Warranty Deed from William C Coleman, Jr , and wife Brenda M Coleman dated October 31, 1977 and recorded in Book 5216, Page 943, Register's Office of Davidson County, Tennessee

James Cleggett died on or about December 24, 2003 and subject property having vested solely in Annie R Cleggett as surviving tenant by the entirety, as further evidenced by Quitclaim Deed from Annie R Cleggett, a widow, through Leroy Cain, Jr, Trustee, to ,Annie R Cleggett, fee simple absolute, dated February 8, 2011 and recorded February 9, 2011 in Instrument NO 20110209-0011308, Register's Office of Davidson County, Tennessee

Subsequently, Annie R Cleggett died on or about October 7, 2023, Pursuant to her Last Will and Testament admitted to probate by Order entered February 1, 2024 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville-Probate Case No 230-2440, subject property vested in Michelle Ann Cleggett, Angela Renee Cleggett, and Peter A Cleggett, Sr , devisees under said will Mark King, Esq , appointed Conservator of Angela (Renee) Cleggett with Order authorizing the sale of subject property on her behalf by Conservator entered August 20, 2024 in the Second Circuit Court for Davidson County, Tennessee at Nashville, Docket No 24P453

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3829, Page 720 and amended in Book 3840, Page 404, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **724 Moormans Arm Road, Nashville, Tennessee 37207**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF JANUARY, 2025

Michelle Ann Cleggett

Michelle Ann Cleggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE ANN CLEGGETT, the ~~within named bargainor, with~~ whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of January, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2025

, conservator for Angela Cleggett
Mark King, Conservator for Angela Renee Cleggett

Peter A. Cleggett, Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK KING, CONSERVATOR FOR ANGELA RENEE CLEGGETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrumenton behalf of ANGELA RENEE CLEGGET, and acknowledged that he executed the same as their free act and deed and for the purposes described herein

Witness my hand and official seal, this the 31st of January, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER A CLEGGETT, SR , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of January, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212