Karen Johnson Davidson County
Batch# 1246332 DEEDWARR
03/14/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250314-0019004

WARRANTY DEED

CASSIE ANNE STARLING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/10/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John N. Clemente	New Owner	Map: 149-02-0-100.00
(NAME) 3004 Jada Way	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREGORY S. GARRIOTT , MARRIED,

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

JOHN N. CLEMENTE, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 89 on the Plan of Oakwood Subdivision Phase II, Section 1, of record in Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part the same property conveyed to Gregory S. Garriott, by deed from The Garriott Revocable Living Trust, dated May 17, 2011, of record in Instrument 20240402-0023200, dated March 29, 2024, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 126, said Register's Office; (3) Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Master Deed, Covenants, Conditions, Restrictions and By-Laws recorded in Book 7981, Page 478, amended in Book 8038, Page 838, Book 8191, Page 324, Book 8313, Page 17, Book 8323, Page 410, Book 9237, Page 1, Book 9781, Page 987, Book 10650, Page 785 and Book 7981, Page 519, Register's Office for said County; (4) Sewer Easement of record in Book 6269, Page 197 and Book 6298, Page 582, Register's Office for said County; (5) Deed of Conveyance for Sewer of record in Book 9531, Page 72, Register's Office for said County; (6) Deed of Conveyance for Water Main of record in Book 9531, Page 76, Register's Office for said County; (7) Quitclaim Deed of common areas to Homeowners Association of record in Book 10658, Page 591, Register's Office for said County; (8) Articles of Incorporation of Homeowners Association of record in Book 7981, Page 474, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 808 Split Oak Ct, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 11th day of March, 2025.

Gregory S. Garriott

STATE OF FLORIDA
COUNTY OF SUMTER

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

Witness my hand and official seal this, 11th day of March, 2025.

My Commission Expires: 3/29/2025

Notary Public

SOPHIA L. BRYANT
MY COMMISSION # HH 080130
EXPIRES: March 29, 2025
Bonded Thru Notary Public Underwriters

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 3.11.25.

Date

Affiant Signature

3.12.25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of March, 2025.

Notary's Signature

My Commission Expires: 3.19.25

Date

Notary's Seal

