THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38549-02-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,895,000.00. Affiant Subscribed and sworn to before me this 19th day of March, 2025. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Joanne Facey Benjamin David Facey 1516 Clayton Avenue Nashville, TN 37212	**Send Tax Bills To:** Cornerstone Home Lending 1177 West Loop South Suite 700 Houston, TX 77027	**Tax Information:** Map and Parcel No.: 117080K00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shannon Leigh Mathis, unmarried and Philip Lee Armbrust, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joanne Facey and Benjamin David Facey, a married couple** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1516 Clayton Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1248787 DEEDWARR
03/21/2025 07:58:30 AM 4 pgs
Fees: $23.00 Taxes: $7,011.50
20250321-0020909

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of March, 2025.

Shannon Leigh Mathis

Shannon Leigh Mathis

Philip Lee Armbrust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon Leigh Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2025.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip Lee Armbrust, 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, at office, this 19th day of March, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of CLAYTON PLACE TOWNHOMES, a Horizontal Property Regime as shown on Exhibit "B" of the CLAYTON PLACE TOWNHOMES, as of record in Instrument No. 20110121-0006176 and amended of record in Instrument No. 20111216-0097967, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shannon Leigh Mathis, a single person, by deed dated December 7, 2011 from Alessandro Rustioni, married and Cory B. McClain, married, of record in Instrument No. 20111216-0097968, Register's Office for Davidson County, Tennessee. Shannon Leigh Mathis having since married Philip Lee Armbrust, with said parties having since divorced by virtue of the Final Decree of Divorce entered on March 26, 2024, in Case No. 22D-790 in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 117080K00100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the (and By-Laws) for Clayton Place Townhomes, of record in Instrument No. 20110121-0006176, as amended in Instrument No. 20111216-0097967, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached to the Declaration in Instrument No. 20110121-0006176, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 332, Page 10, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Pam Autry,** 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 this the 19 day of March, 2025.

Affiant Signature

Date 3/19/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

