This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

**ADDRESS NEW OWNER:**
**Clonmel Holdings, LLC, a Tennessee limited liability company**
**970 Overton Lea Rd**
**Nashville, TN 37220**

**SEND TAX BILL TO:**
**Owner**

Karen Johnson Davidson County
Batch # 1256459 **DEEDWARR**
04/04/2025 10 27 01 AM 3 pgs
Fees $18 00 Taxes $4,070 00
20250404-0025682

**MORTGAGEE:**

**MAP P/O 146-05**
**GROUP**
**PARCEL 008.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alexander R. Willis, unmarried and Ragan Anderson, unmarried, as to a one-half undivided interest each,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Clonmel Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being a part of the same property conveyed to Alexander R. Willis and Jason C. Willis under the Last Will and Testament of Jeannette R. Willis, deceased, as evidenced by Co-Executor's Quitclaim Deed from Alexander C. Willis and Jason C. Willis, Co-Executor's of the Last Will and Testament of Jeannette R. Willis, deceased, of record in Instrument No. 20100914-0072855, Register's Office, Davidson County, Tennessee; and being part the same property conveyed to Ragan Anderson, unmarried, one-half undivided interest, from Jason C. Willis, of record in Instrument No. 20130211-0013608, Register's Office, Davidson County, Tennessee

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **unimproved** property known as **0 Clonmel Rd, Nashville, Tennessee 37220.**

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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

WITNESS our hands this the **3rd** day of **April, 2025.**

**Alexander R. Willis**

**Ragan Anderson**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alexander R. Willis, and Ragan Anderson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of April, 2025.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,100,000.00

AFFIANT

Subscribed and sworn to before me on this 3rd day of April, 2025.

NOTARY PUBLIC
my Commission Expires: 9.5.2028

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

**Being part of Lot No. 8, Block C of Bridle Path Estates as recorded in Book 947 Page 79 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:**

**Tract #A-1**

Beginning at a 5/8" rebar (found) being the northwestern corner of this described parcel located in the eastern right-of-way of Clonmel Road as well as being noted as CRN #4 and having State Plane Coordinates Northing 634161.14 Easting 173806.92 as well as being located S 11°29'54" W 87.83 feet from a power pole; thence leaving the said right-of-way and going with the Harmonisch Haus, LLC property, being Lot #7, Block C on the Plan of Bridle Path Estates, N 58 degrees 21 minutes 13 seconds E 292.06 feet to a concrete monument; thence continuing with the same N 74 degrees 02 minutes 24 seconds E 99.99 feet to a concrete monument; thence N 88 degrees 34 minutes 40 seconds E 99.91 feet to a concrete monument; thence S 84 degrees 56 minutes 46 seconds E 100.09 feet to a concrete monument; thence S 75 degrees 21 minutes 40 seconds E 100.05 feet to a concrete monument; thence leaving Haus and going with the Charles W. Hand, Jr. & Kailey E. Hand property, being Lot #6, Block C on the Plan of Consolidation Plat for the Re-establishment of The Original Configuration of Lot 6, Block C on the Map of Bridle Path Estates, S 61 degrees 30 minutes 58 seconds E 98.20 feet to a concrete monument; thence continuing with the same S 61 degrees 03 minutes 20 seconds E 199.03 feet to a concrete monument; thence leaving Hand and going with the Christopher L. Dowdy & Ariahn M. Dowdy property, being Lot #3 on the Plan of Resubdivision of Lot No.2, Swann's Subdivision, S 38 degrees 46 minutes 02 seconds E 100.40 feet to a concrete monument; thence continuing with the same S 19 degrees 30 minutes 58 seconds E 92.42 feet to a 5/8" rebar (found); thence leaving Dowdy and going with the Charles K. Grant & Terry J. Morgan-Grant property, being Lot #40 on the Plan of Treemont, as well as the D. Sandra Griffith property, being Lot #39 on the Plan of Treemont, S 04 degrees 03 minutes 40 seconds E 103.67 feet to a 5/8" rebar (found) being noted as CRN #7 and having State Plane Coordinates Northing 633898.29 Easting 1736809.63; thence leaving Griffith and going with the remainder of the Alexander Willis and Ragan Anderson Property, being Tract #A-2 of the Ragan Anderson Survey, N 78 degrees 24 minutes 26 seconds W 473.38 feet to a 5/8" rebar (set); thence continuing with the same S 89 degrees 40 minutes 39 seconds W 242.49 feet to a 5/8" rebar (set); thence S 81 degrees 22 minutes 55 seconds W 438.77 feet to a point in the eastern right-of-way of Clonmel Road; thence leaving Tract A-2 and going with the said right-of-way N 31 degrees 13 minutes 19 seconds E 215.36 feet; thence N 26 degrees 52 minutes 11 seconds E 56.80 feet to the beginning being 7.15 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 05 October 2017.

Being the same property bequeathed by Jeannette R. Willis to Alexander R. Willis and Jason C. Willis by her Last Will and Testament, which is duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, at Docket No. 02P-1267. See also Co-Executor's Quitclaim Deed by Alexander R. Willis and Jason C. Willis, as Co-Executors, to Alexander R. Willis and Jason C. Willis, filed on 09/14/2010, at Instrument No. 20100914-0072855, Davidson County Register of Deeds. Being further and last conveyed as to the one-half interest of Jason C. Willis to Ragan Anderson, by Warranty Deed filed on 02/11/2013, at Instrument No. 20130211-0013608, Davidson County Register of Deeds, resulting in the property being vested now in **Alexander R. Willis and in Ragan Anderson** as to a one-half undivided interest each.

RA

ARW