WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265059 DEEDWARR
04/25/2025 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250425-0032027

T-DHS-25-1204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER ANN MAXWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

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)
Cornerstone Homes of TN, Inc.	New Owner	
(NAME)	(NAME)	**041-15-0-020.00**
3409 Whitesail Court	2019 Woodcliff Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37103	Smyrna TN 37167	
(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, **JOSEPH CLAYBON AND BARBARA CLAYBON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORNERSTONE HOMES OF TN, INC.,** 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. 302 on the plan of Bellshire Estates, Section A, of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description.

Said Lot No. 302 fronts 195 feet on the northerly side of Bellshire Drive and extends back 213.3 feet on the easterly line and 251 on the westerly line to dead line in rear, measuring 198.5 feet thereon.

Being the same property conveyed to Joseph Claybon and Barbara Claybon, husband and wife by Warranty Deed from Howard W. Carter and wife, Peggy R. Carter, one-half (1/2) interest and Troy W. Carter one-half (1/2) interest of record in Instrument No. 20060222-0020366 Register's Office for Davidson County, Tennessee, dated February 21, 2006 and recorded on February 22, 2006.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 115 and 116, 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: **1204 Bellshire Dr, 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 24th DAY OF APRIL, 2025.

Joseph Claybon

Barbara Claybon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH CLAYBON, 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 24th of April, 2025.

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA CLAYBON, 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 24th of April, 2025.

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



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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 24, 25 (date of document).

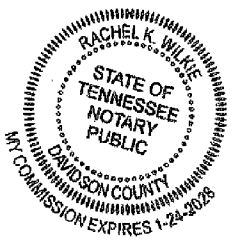
April 25, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 25, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal