NEW OWNER:
THOMAS KRAMER HOLLENBACH
4504 RACCOON TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:
ROCKET MORTGAGE, LLC
1050 WOODWARD AVENUE
DETROIT, MI 48226

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0581

Map & Parcel No.: 08702007800

Space for Recorder's stamp

'Karen Johnson Davidson County
Batch # 1280204 DEEDWARR
06/02/2025 10.51 38 AM 3 pgs
Fees $18 00 Taxes $1,479 63
20250602-0043063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($399,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL ALAN CLIFFORD, CHRISTOPHER BUCK CLIFFORD and STEPHEN THOMAS CLIFFORD** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **THOMAS KRAMER HOLLENBACH, a single man and ALEXIS JANEGO, a single woman, as tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 105, Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to MICHAEL ALAN CLIFFORD, CHRISTOPHER BUCK CLIFFORD, and STEPHEN TOMAS CLIFFORD, by Executor's Deed from Stephen Ray Tipsword, Executor of the Estate of Philip Alan Clifford, dated April 15, 2024, and of record in Instrument No. 20240506-0033037, Register's Office for DAVIDSON County, Tennessee. Being the same property conveyed to PHILIP A. CLIFFORD, by Warranty Deed from Jonathan G Clapper and wife, Deborah D. Clapper, dated September 15, 2005, and of record in Instrument No. 20050919-0112505, Register's Office for DAVIDSON County, Tennessee. Philip A. Clifford a/k/a Philip Alan Clifford is now deceased, having died testate and unmarried on November 22, 2023, in Davidson County, Tennessee. For further reference to title, see the Estate of Philip Alan Clifford, of record in Case No. 24P279, in the Seventh Circuit Court for

Davidson County, Tennessee, Probate Division, whereby pursuant to his Last Will and Testament, he devised the property owned by him at the time of his death to his three sons: Michael Alan Clifford, Christopher Buck Clifford, and Stephen Tomas Clifford.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **4504 RACCOON TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 724, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of May, 2025.

MICHAEL ALAN CLIFFORD

MICHAEL ALAN CLIFFORD

By: AIF
Joachim Martinez, pursuant to Power of Attorney of record in Instrument No. 20250602-0043055, Register's Office for Davidson County, Tennessee.

CHRISTOPHER BUCK CLIFFORD

CHRISTOPHER BUCK CLIFFORD

By: AIF
Joachim Martinez, pursuant to Power of Attorney of record in Instrument No. 20250602-0043053, Register's Office for Davidson County, Tennessee.

STEPHEN THOMAS CLIFFORD

STEPHEN TOMAS CLIFFORD

By: AIF
Joachim Martinez, pursuant to Power of Attorney of record in Instrument No. 20250602-0043054, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOACHIM MARTINEZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **MICHAEL ALAN CLIFFORD, CHRISTOPHER BUCK CLIFFORD and STEPHEN TOMAS CLIFFORD** the within-named bargainors, as the free act and deed of the said **MICHAEL ALAN CLIFFORD, CHRISTOPHER BUCK CLIFFORD and STEPHEN TOMAS CLIFFORD.**

WITNESS my hand and official seal at office this 23rd day of May, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$399,900.00.**

AFFIANT

Sworn to and subscribed to before me this 23rd day of May, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026