Karen Johnson Davidson County
Batch# 1284686 DEEDWARRSP
06/16/2025 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20250616-0046738

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Anna Dabney Armistead Clinton and William James Clinton PO Box 50317 Nashville, TN 37205-0317	Same	130 06 0A 013.00 Davidson County

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HUNTER ARMISTEAD, JR. ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto ANNA DABNEY ARMISTEAD CLINTON and WILLIAM JAMES CLINTON, wife and husband, with tenancy by the entirety, (collectively, the "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for the year 2025 and subsequent years, a lien, not yet due and payable.

Grantor further covenants and binds himself to warrant specially and forever defend the title to said land to Grantees, their successors and assigns, against the lawful claims of all persons claiming through or under Grantor (but not further or otherwise), except for claims arising out of the foregoing.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument on this 6th day of June, 2025.

HUNTER ARMISTEAD, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Hunter Armistead, Jr., 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 executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 2025.

Notary Public

My Commission Expires:
11/08/2027

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,100,000.

Affiant

Subscribed and sworn to before me this 11th day of June, 2025.

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Mar. 8, 2028

3-8-2028

EXHIBIT A

Unit No. F-1 of Belle Meade Condominiums created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5969, page 829, as amended by instruments of record in Book 6020, Page 72, Book 6425, Page 685, and Book 6443, Page 489, as amended and restated in full in Book 7063, Page 125, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Plat of Belle Meade Condominiums, of record in Book 5200, Page 469, as revised in Book 6250, Page 222, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Clare C. Armistead, Trustee of the Clare C. Armistead Personal Residence Trust – 1996, to Hunter Armistead, Jr. and Benjamin C. Armistead by Quitclaim Deed dated April 23, 2008, and recorded on June 9, 2008, of record at Instrument Number, 20080609-0059351, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as Unit F-1, Belle Meade Condominiums, 715 Belle Meade Blvd., Nashville, TN 37205.

47338440.2

Certificate of Authenticity

I, Lucretia Albert, 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 June 11, 2025.

Date

Lucretia Albert

Affiant Signature

06/12/2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202506160046738