| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $530,000.00<br>Toby Waksman<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON 08/28/2025.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES |
|---|---|

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 5756-25NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Toby Waksman** | **Wells Fargo Bank, N.A.** | 126-16-0-A-658.00 CO |
| 1621 Harpeth Run Drive | **MAC X9999-01H; 2701 Wells Fargo Way** | |
| Nashville, TN 37221 | **Minneapolis, MN 55467-8000** | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Jay R. Clemmons, an unmarried man**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Toby Waksman, a single person**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 529, Parkview at Riverwalk, Phase 2, as shown on plat of record in Instrument No. 20061101-0135728, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jay R. Clemmons, unmarried, by Warranty Deed from Todd Smith and Julie Ann Smith, Husband and Wife, dated 03/27/2015 and recorded on 04/08/2015, of record in Instrument Number 20150408-0030807, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 1621 Harpeth Run Drive Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1315837 DEEDWARR
08/28/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250828-0069138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on August 28, 2025.

Jay R. Clemmons

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

Personally appeared before me, a Notary Public of said County and State, Jay R. Clemmons, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 28, 2025.

Notary Public

My Commission Expires: _____

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

**File #: 5756-25NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

**True Copy Certification**

I, **Denise Woods,** 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 28 day of August, 2025.

Denise Woods
Affiant Signature
Date 8/28/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027