Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr Suite 140
Franklin, TN 37067

# WARRANTY DEED

Karen Johnson
Batch # 1318908
09/05/2025 10 19 57 AM
Fees $13 00 Taxes $888 00

Davidson County
DEEDWARR
2 pgs

20250905-0071010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Ryan Clopton<br>Caryn G Clopton | New Owner | 162-09-0B-009 00 |
| (NAME)<br>5601 Country Drive, Unit 211 | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS) | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Herta J Reeves, a single woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Caryn G Clopton and Ryan Clopton, wife and husband, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

A Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit

Being Town House No 211 Building No 17, in a Horizontal Property Regime as shown on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 131, and further established by Master Deed of record in Book 4918, Page 116, as amended of record in Book 4958, Page 346, Book 5001, Page 394 and Book 8797, Page 918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete reference
Being the same property conveyed to Willis E Lewis and Herta J Reeves by Deed from Ronald L Franklin and wife, Margaret S Franklin, dated 07/16/1981, of record in Book 5775, Page 849, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Herta J Reeves by Quitclaim Deed from Willis E Lewis, dated 12/24/1981, of record in Book 5835, Page 369, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☐ 5601 Country Drive, Unit 211, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No 2689343
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 29 day of August 2025

X Herta J Reeves Date: 08/26/2025
Herta J. Reeves

X State of Tennessee
County of Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herta J. Reeves, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th Day of August 2025

Melody Bradford
Notary Public:
My Commission Expires: 10/25/2027

MELODY BRADFORD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP 10-25-2027
MADISON COUNTY

**RETURN TO:**
**Stewart Title Company**
**100 Bluegrass Commons Blvd, Ste 110**
**Hendersonville, TN 37075**