Karen Johnson Davidson County
Batch# 1338835 DEEDWARR
10/27/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,639.10
20251027-0085439

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$443,000.00**. **Affiant** Subscribed and sworn to before me, this **23rd day of October, 2025**. **Notary Public** **My commission expires:** _____

JENNIFER MCEWEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-30-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clover Leaf Properties LLC **1418 Riverwood Drive** **Nashville, TN 37216**	New Owner	**062-13-0-012.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kathryn Lee Sikes and Andrew N. Sikes, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Clover Leaf Properties LLC, a Delaware Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of Lot No. 32 on the map of Riverwood Subdivision of record in Plat Book 547, Page 62, Register's Office for said County, and described according to a survey made October 31, 1950 by Yokley and Waggoner, Engineers as follows:

Beginning at a point in the Southerly margin of Riverwood Drive, at the corner of Lots A and B on said Survey; thence along the margin of said Drive South 67 degrees East 120 feet to a point; thence South 32 degrees 38 minutes West 181.9 feet; thence North 53 degrees 25 minutes West 120 Feet to a point being the common corner of Lots A and B on said survey; thence North 33 degrees 39 minutes East 156 feet to the point of beginning.

Being the same property conveyed to Kathryn Lee Sikes and Andrew N. Sikes, wife and husband by Warranty Deed from Robert Stollberg and Jennifer Holt, husband and wife of record in Instrument No. 20130905-0093554 Register's Office for Davidson County, Tennessee, dated September 03, 2013 and recorded on September 05, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1418 Riverwood Drive, Nashville, TN 37216**.

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, their heirs and assigns forever; and we do covenant with 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/our hand(s) this **23rd day of October, 2025.**

Kathryn Lee Sikes

Andrew N. Sikes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 23rd day of October, 2025, before me personally appeared Kathryn Lee Sikes and Andrew N. Sikes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of October, 2025.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

HE-2025-540

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 10/23/2025 (**date of document**).

Affiant Signature

10/23/25

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 23rd day of October, **20**25.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029