WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

W-CA-25-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
James J. Reese, Jr.	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
8444 Merrymount Dr.		**148-05-0-167 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **MIKE URQUHART, CONVSERVATOR FOR JOE THOMAS CLEM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES J. REESE, JR., MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being lot No 45, Section I, Haywood Acres, as of record in book 2900, page 17, Register's Office for said County

Said lot fronts 70 7 feet on the North side of Leo Court and runs back 228 3 feet on the West line and 230 feet on the East line to a dead line in the rear on which it measures 113 6 feet

Being the same property conveyed to Joe Thomas Clem and wife, Katie J Clem by Warranty Deed from Frankie Eugene Loyd and wife, Ethel Faye Loyd of record in Book 4509, Page 663, Register's Office for Davidson County, Tennessee, dated June 02, 1971 and recorded on June 10, 1971

Katie June Clem died on August 21, 202 and subject property vested in Joe Thomas Clem as surviving tenant by the entirety

Letters of Conservatorship of Joe Clem (a/k/a/ Joe Thomas Clem), were recorded on October 2, 2023 in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket 23P1348, naming Marcie Clem and Danny Clem as Co-Conservators Subsequently, Mike Urquhart named Successor Conservator as recorded on December 13, 2024 Court Order authorizing Successor Conservator, Mike Urquhart, to sell subject property for the benefit of the ward entered April 2, 2205, with final Order Approving the Contract for sale of the same entered October 9, 2025

This conveyance is subject to
- Taxes for the year 2026 and subsequent years
- All matters shown on the Plan of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2928, Page 103, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 6421, Page 900, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **304 Leo Court, Nashville, Tennessee 37211**

Karen Johnson Davidson County
Batch # 1343612 **DEEDWARR**
11/12/2025 11 34 08 AM 2 pgs
Fees $13 00 Taxes $1,076 70

20251112-0089951

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), their heirs and 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), 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 the 7th DAY OF NOVEMBER, 2025

Mike Urquhart, Successor Conservator
for Joe Thomas Clem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared, MIKE URQUHART, SUCCESSOR CONSERVATOR for JOE THOMAS CLEM to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of JOE THOMAS CLEM, and acknowledged that he executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, this the 7th of November, 2025

Notary Public
My Commission Expires 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212