WARRANTY DEED

Karen Johnson Davidson County
Batch # 1365200 DEEDWARR
01/05/2026 12:17 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20260105-0000436

DM-FSBO-25-3511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

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)
Joseph Dimitrius Claybon	**New Owner**	
(NAME)	(NAME)	**050-02-0-006.00**
1309 Barnsdale Pl		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **JOE CLAYBON AND BARBARA CLAYBON, TRUSTEES OF THE JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST DATED JULY 10TH, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH DIMITRIUS CLAYBON, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section 1 Willow Creek of record in Plat Book 5200, Page 629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Claybon, and wife, Barbara Claybon by Warranty Deed from Richard D. Primm and Teresa Primm of record in Instrument No. 20120828-0077516 Register's Office for Davidson County, Tennessee, dated July 26, 2012 and recorded on August 28, 2012.

Being a portion of the same property conveyed to Joe Claybon and Barbara Claybon Revocable Living Trust Dated July 10, 2012 by Quitclaim Deed from Joseph Claybon and Barbara Claybon, husband and wife of record in Instrument No. 20131217-0127390 Register's Office for Davidson County, Tennessee, dated August 01, 2012 and recorded on December 17, 2013.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Taxes for 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 629, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6217, Page 956, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3511 Brick Church Pike, Nashville, Tennessee 37207**.

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 31st DAY OF DECEMBER, 2025.

Joe Claybon and Barbara Claybon Revocable Living Trust dated July 10th, 2012

BY: _____
Joe Claybon
Trustee

BY: _____
Barbara Claybon
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE CLAYBON, TRUSTEE of JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST DATED JULY 10TH, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

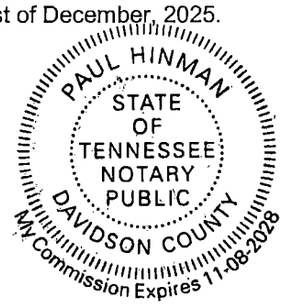


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA CLAYBON, TRUSTEE of JOE CLAYBON AND BARBARA CLAYBON REVOCABLE LIVING TRUST DATED JULY 10TH, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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