WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402435 DEEDWARR
04/07/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260407-0027660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2NDA DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-26-29
(AFFIX SEAL)

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sierra Leach	New Owner	Map: 09606005000
(NAME) 2837 Colonial Cir.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHNNY LEWIS CLAUD, JR. AND NANCY CHERYL FISHER, HEIRS OF THE ESTATE OF JOHNNY LEWIS CLAUD, SR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SIERRA LEACH, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 39 on the Map of Colonial Village, as of record in Book 1424, page 58, Register's Office for said County.

Said Lot No. 39 fronts 70 feet on the southerly side of Colonial Circle and runs back between lines, 299.09 feet on the easterly line and 296.52 feet on the westerly line to a dead line in the rear on which it measures 70.07 feet.

Being the same property conveyed to Johnny L. Claud and wife, Ruth E. Claud, by deed from William W. Castleman, Jr. and wife, Helen C. Castleman, of record in Book 3430, Page 439, dated August 23, 1962, Register's Office for said County. The said Ruth E. Claud having since died May 18, 2016 and title vested in Johnny L. Claud as surviving tenant by the entirety. The said Johnny L. Claud died intestate on June 6, 2024, leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Book 202604070027658, Page _____, and Book 202604070027659 Page _____, said Register's Office. See also Probate No. 24P1872 of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 58, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1630, Page 349, amended in Book 2808, Page 231, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2837 Colonial Cir., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 2nd day of April, 2026.

Estate of Johnny Lewis Claud, Sr.

BY: _____
Johnny Lewis Claud, Jr.
Heir

BY: _____
Nancy Cheryl Fisher
Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Johnny Lewis Claud, Jr. and Nancy Cheryl Fisher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselvesf to be the Heirs of the Estate of Johnny Lewis Claud, Sr. the within named bargainer, and that they as such Heirs being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2026.

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 4-2-26 (date of document).

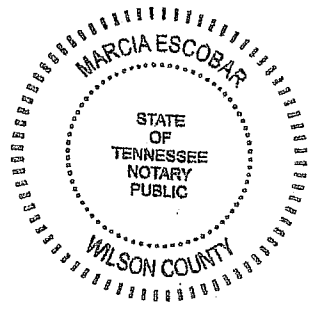
Affiant Signature

4-2-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of April, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027