Karen Johnson Davidson County
Batch# 1413208 DEEDWARR
04/29/2026 01:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20260429-0038003

NAME AND ADDRESS OF NEW OWNERS:
Casey Anderson
304 Upper Mill Road
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
Casey Anderson
2044 Shaylin Loop
Antioch, TN 37013

**WARRANTY DEED**

**WITH ADMINISTRATORS QUITCLAIM**

(Tax Parcel ID # 173-15-0A-029.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **John Joseph Clemence,** hereinafter the "Grantor" has bargained and sold and do hereby transfer and convey unto **Casey Anderson, an unmarried person,** hereinafter the "Grantee" his heirs and assigns, forever, that certain property located and situated in Rutherford County, Tennessee, and more particularly described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Mill Run, Phase I, as shown of record in Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Jennifer A. Clemence, a single woman by Warranty Deed from NVR, Inc., a Virginia corporation, successor by merger, as recorded in Instrument No. 200012200124722, Tennessee Secretary of State Office, to Fox Ridge Homes, Inc of record in Instrument No. 20010322-0027920 Register's Office for Davidson County, Tennessee, dated March 19, 2001 and recorded on March 22, 2001. Said Jennifer A. Clemence died intestate on July 19, 2025, leaving Gale Patricia Clemence as her heir-at-law as evidence by Affidavit of Heirship of record in Instrument No: 20260427-0036551, said Register's Office. John Joseph Clemence was appointed Administrator of the Estate of Jennifer Anne Clemence as evidence by Letters of Administration issued by the County Clerk of Davidson County, Tennessee, dated September 30th, 2025.**

This conveyance is subject to title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

This conveyance is further 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, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2026 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned John Joseph Clemence, Administrator of the Jennifer Anne Clemence, hereby quitclaim any and all interest of the estate in the herein described property to the said Grantee.

WITNESS OUR HANDS AND SIGNATURES on this the 29 day of April, 2026.

John Joseph Clemence, Administrator of the Estate
Of Jennifer Anne Clemence

John Joseph Clemence

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Joseph Clemence, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged himself to be the Administrator of the Estate of Jennifer Anne Clemence, and that he as such Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of April, 2026.

Commission expires: 3/14/30

Notary Public

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Joseph Clemence, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of April, 2026.

Commission expires: 3/14/30

Notary Public

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Witness my hand at office this 29 day of Apnl 2026.

Commission expires:

Notary Public

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 29, 26 (date of document).

Jennifer Pennell

April 29, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 29, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal