Karen Johnson Davidson County
Batch# 1437429 DEEDWARR
06/23/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260623-0056765

Name and Address of New Owner:
Clayton Wyatt
1805 Meadow Cliff Drive
Nashville, Tennessee 37210

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4674

Map & Parcel No: 095-05-0A-024-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Key Partners, LLC, A Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Clayton Wyatt, an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Belle Acres Subdivision, Section One, of record in Book 5200, Page 144 and amended in Book 5412, Page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth W. Smith by Warranty Deed from Darleen R. Gourieux, unmarried, of record in Instrument No. 20010924-0103196 Register's Office for Davidson County, Tennessee, dated September 21, 2001 and recorded on September 24, 2001. Said Kenneth Wayne Smith died intestate on December 27, 2024. Affidavits of Heirship of record in Instrument Number.20250616-0046711 and Instrument No. 20250616-0046702.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mary Connolly and Fred Smith, Heirs at Law of Kenneth W. Smith, of record in Instrument No. 20251114-0091107 Register's Office for Davidson County, Tennessee, dated November 14, 2025 and recorded on November 14, 2025.

Being the same property conveyed to Key Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20251119-0092265 Register's Office for Davidson County, Tennessee, dated November 14, 2025 and recorded on November 19, 2025.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **1805 Meadow Cliff Drive, Nashville, Tennessee 37210.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of June, 2026.

Key Partners, LLC, a Tennessee Limited Liability Company

By: _____
Kristin Disser, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Kristin Disser, Authorized Agent of Key Partners, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Key Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Kristin Disser, Authorized Agent of Key Partners, LLC as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand, at office, this 23rd day of June, 2026.

_____
Notary Public
My commission expires: 11/28/27

TENNESSEE NOTARY PUBLIC ASHLYNN HENGEMIHLE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 23rd day of June, 2026.

_____
Notary Public
My commission expires: 11/28/27

TENNESSEE NOTARY PUBLIC ASHLYNN HENGEMIHLE COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6-23-26.

Affiant Signature

6-23-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of June, 2026.

Notary Signature

My Commission Expires: 5/12/30

