WARRANTY DEED

Karen Johnson Davidson County
Batch# 1441922 DEEDWARR
07/02/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,307.21
20260702-0060066

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of June, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/23/28

(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Topanga Horton and John Keith	**NEW OWNERS**	**063-16-0A-083.00-CO**
(NAME) **689 Granwood Boulevard**	(NAME)	
(ADDRESS) **Nashville, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED, I, **Jon Clayton Clouse, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO **Topanga Horton and John Keith, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 306 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550-552 and Certificate of correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jon Clayton Clouse and Harriet D. Vanpelt, husband and wife by Warranty Deed from Joseph E. Punk, an unmarried person and Sandra K. Gentile, an unmarried person of record in Instrument No. 20200910-0102892 Register's Office for Davidson County, Tennessee, dated September 08, 2020 and recorded on September 10, 2020.

Harriet D. Vanpelt having since died on or about September 2022, leaving said property vested in Jon Clayton Clouse, an unmarried man, as surviving tenant by the entirety.

This is ( ) **unimproved** (x) **improved** property known as: **689 Granwood Boulevard, Nashville, TN 37138**

Witness my/our hand (s) this the 25th day of June, 2026.

Jon Clayton Clouse

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of June, 2026, before me personally appeared Jon Clayton Clouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2026.

Notary Signature
My commission expires: March 5, 2030

KARA SARANTIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 5 2030
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Carol M Holmes, 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 June 25, 2026.

Carol M Holmes

Carol M Holmes

Date: 06/25/2026

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25th day of June, 2026.

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON