Karen Johnson Davidson County
Batch# 1469883 DEEDWARR
09/08/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20260908-0083185

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

Y-C-26-1063

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)
Delia Jaye Chase	**Same as New Owner**	
(NAME) **1063 Horseshoe Drive**	(NAME)	**061-14-0-060.00-000**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **CLEARWATER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DELIA JAYE CHASE, AN UNMARRIED WOMAN,** 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:

Being Lot No. 41 on the plan of Locust Grove Estates, of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee, to which reference is Hereby made for a more complete and accurate description.

Being the same property conveyed to Deep River Development, LLC by Warranty Deed from Andy Maloney, as Trustee for The 1063 Horseshoe Drive Trust of record in Instrument No. 20141007-0092665 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on October 07, 2014.

Being the same property conveyed to Clearwater Properties, LLC by Quit Claim Deed from Deep River Development, LLC of record in Instrument No. 20170421-0039209 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 21, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 11 and Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1492, Page 151, and Book 1414, Page 99, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action - Light net Lines of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 7508, Page 262, Book 7508, Page 328 and Book 7915, Page 924, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water main in favor of Metropolitan Government of Nashville and Davidson county, Department of Water and Sewerage Services of record in Book 7453, Page 517, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1063 Horseshoe Drive, Nashville, Tennessee 37216**.

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 1st DAY OF SEPTEMBER, 2026.

Clearwater Properties, LLC

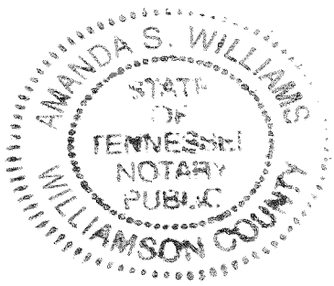
BY: _____
Bryan D. Spicer
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN D. SPICER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CLEARWATER PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of September, 2026.

_____
Notary Public
My Commission Expires: 10.29.28
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 09/01/2026.

Date

Stephanie Woodall

Affiant Signature

09/01/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of September, 2026.

Notary's Signature

My Commission Expires: 9 - 3 - 2029

Date

Notary's Seal (if on paper)

