Karen Johnson Davidson County
Batch# 1478632 DEEDWARR
09/29/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260929-0089969

| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $610,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of September, 2026.<br><br>Notary Public<br><br>My commission expires: May 8, 2028 |

Andrew Sudd
State of Tennessee Notary Public
Davidson County

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jaqueline Clausell and Turi Clausell** | **New Owner** | **147-01-0-129.00** |
| **4828 Briarwood Dr** | | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Laura A. McKenzie, an unmarried woman,**

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

**Jaqueline Clausell and Turi Clausell, a married couple,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 562 on the Plan of Caldwell Hall, Section Fourteen of record in Book 3300, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to R. Thomas McKenzie and wife, Laura A. McKenzie, by deed from Sam W. Talley and wife, S. Carolyn Talley, of record in Instrument No. 20040719-0085944, dated July 14, 2004, Register's Office for Davidson County, Tennessee. Thomas McKenzie having died August 23, 2021 and title vested solely in Laura McKenzie, as surviving spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 3300, Page 77, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 3433, Page 100 and Book 3436, Page 335, Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

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.

This is improved property known as 4828 Briarwood Dr, Nashville, TN 37211.

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 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 my/our hand(s) this 28th day of September, 2026.

Laura A. McKenzie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Laura A. McKenzie,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2026.

Notary Signature
My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

File #: 26-542

Certificate of Authenticity

I, Alli Pinkston, 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 **September 28, 2026**.

Date

Alli P

Affiant Signature

**9/29/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of _____, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County