Karen Johnson Davidson County
Batch# 192251 DEEDWARR
02/06/2019 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $340.40
20190206-0011327

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180450TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clark & Huddleston Properties, LLC	Clark & Huddleston Properties, LLC	
(NAME) 4107 Hermitage Street	(NAME) 49 CC Camp Road	064-09-0-283.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Cookeville, TN 38501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Two Thousand And No/100 Dollars ($92,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERIC WINTERS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clark & Huddleston Properties, LLC**, 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. 1 on the Final Plat, Revision of Lots 10-20, Block "M" Hadley's Bend City of record in Plat at Instrument No. 20050420-0043905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Ozie Winters died December 14, 2015, Petition to Probate filed in the Probate Case No. 16P80. Last Will and Testament of Ozie B. Winters recorded in Instrument No. 20161228-05136184 and Affidavit of Inheritance recorded in Instrument No. 20160701-0068015, Register's Office for Davidson County, Tennessee. **Eric Winters acquired property through aforesaid probate proceeding.**

Being a portion of the same property conveyed to Ozie Winters by Warranty Deed from Margaret L. Decosse, a single person of record in Book 8234, Page 197, Register's Office for Davidson County, Tennessee, dated November 08, 1990 and recorded on November 08, 1990.

Markesta K. Winters joins in this conveyance for the purpose of conveying any and all marital interest that she may have in the property.

unimproved ☐
This is improved ☒ property, known as 4107 Hermitage Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Eric Winters, a married man and Markesta K. Winters this 31st day of January, 2019.

x _____
Eric Winters

x _____
Markesta K. Winters

STATE OF TENNESSEE
COUNTY OF TENNESSEE

On this 31st day of January, 2019, before me personally appeared Eric Winters and Markesta K. Winters, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Hamilton County, Tennessee this 31st day of January, 2019.

Commission Expires: 2-28-2022

_____
Notary Public

SCOTTIE NEIL
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires Feb. 28, 2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

