Karen Johnson Davidson County
Batch# 232396 DEEDWARR
05/21/2019 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $392.20
20190521-0047611

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2019.

KRISTEN M. TRAINI Notary Public Notary Public At Large SUMNER COUNTY, TENN.

Notary Public
My commission expires: OCT 2 0 2020

03-1904-38864

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Phyllis Rochelle Booker 907 Coarsey Dr. Nashville TN 37217	Synergy One Lender, Inc. 1125 Ocean Dr. Lakewood, NJ 08701	107-13-0-A-007.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Austin Clark, a married person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Phyllis Rochelle Booker, a single woman**, hereinafter called the Grantees, their successors 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 Unit No. 907 on the Plan of Four Maples Condominium, as established by Master Deed of record in Book 5657, Page 438; Book 5660, Page 185; Book 9263, Page 512; and Instrument No. 20051012-0122820, and as shown on the plan of record in Book 5200, Page 283, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Austin Clark, a single person by deed from Brandon Branco, a married person, dated April 25, 2012, recorded April 27, 2012, of record in Instrument No. 20120427-0036180, Register's Office for Davidson County, Tennessee.

**Christin Clark, spouse of grantor, executes this instrument for the purpose of quitclaiming and conveying her interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 907 Coarsey Dr., Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of May, 2019.

Austin Clark

Christin Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Austin Clark and Christin Clark** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of May, 2019.

Notary Public

My Commission expires: 03/08/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

