NEW OWNER:
KATHY CLARKE
1209 COMMON LANE
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0703

Map & Parcel No.: 064130B07300

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 252379 DEEDWARR
07/03/2019 01:51:35 PM 3 pgs
Fees: $18.00 Taxes: $395.90
20190703-0065280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seven Thousand and 00/100 Dollars ($107,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ESTATE OF DAVID W. CLARKE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KATHY CLARKE**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 502, on the Plan of Laurel Hill Courtyard Homes, as established by Master Deed for Laurel Hill Courtyard Homes, of record in Book 7466, Page 438, as amended in Book 7717, Page 82, and as further amended in Book 8199, Page 779, and as shown on the plan of record in Book 6900, Page 573, all in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Clarke by Warranty Deed from Sherry Lynn Hudson, an unmarried woman, dated January 31, 2013, and of record in Instrument No. 20130206-0012531, in the Register's Office for Davidson County, Tennessee. David Clarke a/k/a David W. Clarke is now deceased, having died intestate. For further reference to title, see the Probate of the Estate of David W. Clarke, of record in Case No. 2018PR362 in the Probate Court Clerk's Office for Wilson County, Tennessee, including but not limited to the Order to Sell Real Property, Notice of Insolvency, and Plan of Distribution as set forth therein, which allows Kathy Clarke, as Administratrix of the Estate to sell the property herein without the joinder of any other heirs-at-law.

THIS IS IMPROVED PROPERTY which has the address of **502 LAUREL HILL DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 573, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of July, 2019.

ESTATE OF DAVID W. CLARKE

Kathy Clarke Administratrix

By: Kathy Clarke, Administratrix

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KATHY CLARKE, ADMINISTRATRIX OF THE ESTATE OF DAVID W. CLARKE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of July, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$107,000.00** .

AFFIANT

Sworn to and subscribed to before me this 1st day of July, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022