THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 284762 DEEDWARR
09/12/2019 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20190912-0092487

ADDRESS NEW OWNER
Clark & Huddleston Properties, LLC
49 CC Camp Rd.
Cookeville, TN 38501

SEND TAX BILLS TO
new owner

MAP/PARCEL
064-09-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LINDA K. WEAVER** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Being a tract or parcel of land in the 12th Civil District of Tennessee, being a portion of lots 1, 3, 5 & 7 and lots 9, 11,13, 15, 17, 19 and 21 on the Plan of Hadley Bend City Block K of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee and more particularly described as to survey by Elbert F. Luther, Jr. dated June 15, 1977 as follows:

Beginning at an iron pin at the intersection of Hermitage Street and Center Street thence with the south margin of Center Street South 85 deg. 30 ft. east 65.5 feet to a point; thence south 85 deg 30 feet east 90 feet to an iron pin in the west margin in a 10 ft. alley; thence with the west margin of the said alley south 4 deg 30 feet west 174.3 feet to an iron pin; thence south 84 deg 0 min west 150 feet to an iron pin in the last margin of Hermitage Street; thence with the east margin of Hermitage Street North 3 deg 30 feet east 290.5 feet to the point of beginning and continuing .97 acres more or less.

Being the same property conveyed to ROBERT NORTHCUTT AND WIFE, LINDA NORTHCUTT, by deed from ALVIN RIDLEY ROBINSON, ALFRED C. ROBINSON, HALE ROBINSON, IRENE BREWINGTON, KATHLEEN BREWINGTON AND CARINE KELTON MCONOUGH, HEIRS OF T. J. ROBINSON, of record in Book 5196, page 448, dated September 13, 1977, said Register's Office. The said Robert Northcutt having since died on or about March 19, 1983 leaving LINDA NORTHCUTT N/K/A LINDA L. WEAVER the surviving tenant by the entirety.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 8631, PAGE 307 AND BOOK 8801, PAGE 798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 4106 Hermitage Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 12th day of September, 2019.

Linda K Weaver
LINDA K. WEAVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared LINDA K. WEAVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 12th day of September, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$130,000.00.**

Sworn to and subscribed before me this 12th day of September, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

201909120092487

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

