WARRANTY DEED

Karen Johnson Davidson County
Batch# 336809 DEEDWARR
12/31/2019 12:29:30 PM 2 pgs
Fees: $13.00 Taxes: $688.20
20191231-0135012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Assurance Restoration & Roofing, Inc.	owner at owners address	
(NAME)	(NAME)	08107028400
607 Woodcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Diane Patricia Clark, Hattie Mae Derrick, Odell Clark, Jr. , Johnny Ray Clark, Jeffery Fernando Clark, and Nellie B. Bennett**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Assurance Restoration & Roofing, Inc.**, a Tennessee corporation, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the east half of Lot No. 44 and the West 25 feet of Lot No. 45 on the Map of Menee's sub-division of Lot No. 8 of the Thomas Woodard property, of record in Book 161, Page 44, Register's Office for said County.

Said parts of said lots adjoin and front together 50 feet on the southerly side of Clay Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Diane Patricia Clark, Hattie Mae Derrick, Odell Clark, Jr. , Johnny Ray Clark, Jeffery Fernando Clark, and Nellie B. Bennett by Affidavit of Heirship of record at Instrument No. 201912310135011 in the Register's office of Davidson County, Tennessee. Being previously conveyed to Odell Clark and Fannie Mai Clark by virtue of that certain Installment Deed dated April 18, 1981, and being of record at Book 5738, Page 666 in the Register's Office of Davidson County, Tennessee. Odell Clark having pre-deceased Fannie Mai Clark on December 30, 1993. Fannie Mai Clark having died intestate on or about December 23, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1411 Clay St. Nashville, TN 37208
(House Number) (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.

Witness my hand this 30th day of December, 2019.

Diane Patricia Clark
Diane Patricia Clark

Hattie Derrick
Hattie Mae Derrick

Odell Clark Jr.
Odell Clark, Jr.

Johnny R Clark
Johnny Ray Clark

Jeffery Fernando Clark
Jeffery Fernando Clark

Nellie B. Bennett by Diane Patricia Clark Attorney in Fact
Nellie B. Bennett, by Diane Patricia Clark, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Diane Patricia Clark, Hattie Mae Derrick, Odell Clark, Jr., Johnny Ray Clark, Jeffery Fernando Clark, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2019.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Diane Patricia Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Nellie B. Bennett, and acknowledged that she executed the same as the free act and deed of the said Nellie B. Bennett,.

WITNESS my hand and official seal at office this 30th day of December, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Veni. Kka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021