THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 344838 DEEDWARR
01/17/2020 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20200117-0006308

ADDRESS NEW OWNER
Melody A. Timberlake
4107 Hermitage Street
Old Hickory, TN 37138

SEND TAX BILLS TO
same as new owner

MAP/PARCEL
06409028300

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, **CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **MELODY A. TIMBERLAKE, MARRIED AND MICHAEL J. CANTRELL, MARRIED** ("Grantee" herein), their 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:

Land in Davidson County, Tennessee, being Unit No. A on the Horizontal Property Regime for Homes at 4107 Hermitage Street and 4109 Hermitage Street, as recorded in the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20190401-0029294 and amended in Instrument No. 20200108-0002852, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CLARK & HUDDLESTON PROPERTIES, LLC, by deed from ERIC WINTERS, A MARRIED MAN, of record in Instrument No. 20190206-0011327, dated January 31, 2019, said Register's Office.

This is improved property known as: 4107 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 16th day of January, 2020.

CLARK & HUDDLESTON PROPERTIES, LLC

BY: TODD HUDDLESTON
ITS: MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **TODD HUDDLESTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **MEMBER** of **CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and that he as such **MEMBER**, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 16th day of January, 2020.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$287,000.00.**

Sworn to and subscribed before me this 16th day of January, 2020.

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/7/21

202001170006308

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)

