This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6502

Karen Johnson Davidson County
Batch# 365615 DEEDWARR
03/02/2020 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $506.90
20200302-0022941

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2020

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-6-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sadie Saldana 64 East Thompson Lane Nashville, TN 37211	SAME	11911012700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Betty W. Clark, a widow, aka Elizabeth Clark** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sadie Saldana, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 105 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 105 fronts 100 feet on the northerly side of Thompson Lane and runs back between lines 207.4 feet on the west line and 219.5 feet on the east line, to a dead line in the ear on which is measures 94.9 feet thereon.

Being the same property conveyed to Homer Clark and wife, Betty W. Clark by deed from Oakhill Homes, Inc., a Tennessee corporation dated August 1st, 1950 of record in Book 1877, page 163, Register's Office for Davidson County, Tennessee.

Homer Clark having since died on October 9, 1993, leaving Betty W. Clark as the surviving tenant by the entirety.

This Instrument executed on behalf of Betty W. Clark, aka Elizabeth Clark ("Principal") by Barbara Ann Costain pursuant to the Power of Attorney of record in Instrument Number 20200226-0021510 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

Betty W. Clark and Elizabeth Clark and Elizabeth Mae Clark is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **64 East Thompson Lane, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 26th day of February, 2020.

GRANTOR:

Betty W. Clark by Barbara Ann Costain, POA

Betty W. Clark by Barbara Ann Costain, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Ann Costain the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Betty W. Clark ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 26th day of February, 2020.

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 10-2-23

EXHIBIT "A"
TO Warranty Deed
From: Betty W. Clark
To: Sadie Saldana

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

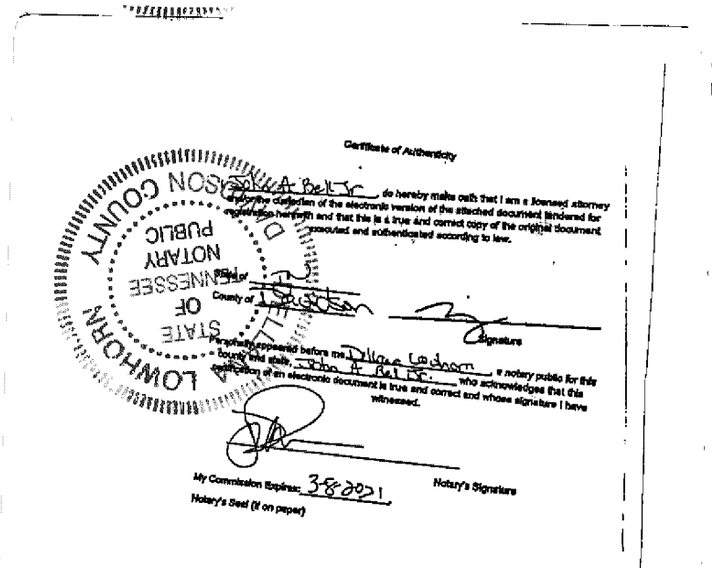
Further the Affiant Saith not.

Betty W. Clark by Sadie Saldana
Affiant
Ann Cortain
POA's

WITNESS my hand and seal at office this ~~28th~~ 26th day of February, 2020.

Notary Public
My Commission Expires: 10-2-23

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



202003020022941