Karen Johnson Davidson County
Batch# 462594 DEEDWARR
08/24/2020 10:29:10 AM 2 pgs
Fees: $13.00 Taxes: $1,829.65
20200824-0095170

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628125

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $494,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2020.

Notary Public
My Commission Expires: Jan 8, 2024

WARRANTY DEED

Address New Owner: Gary Clark 5104 Kentucky Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-07-0-399.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lida Alsobrooks, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Clark, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1015, in Block 173, as shown on the map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LIDA ELIZABETH GRIEST, by deed from PEGGY C. BURKHALTER, TRUSTEE OF THE PEGGY C. BURKHALTER REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 31, 2001, of record in Instrument No. 20150701-0063647 , dated June 30, 2015 , said Register's Office.

Lida Elizabeth Griest having since married and is now known as Lida Alsobrooks.

Louis Carlisle Alsobrooks joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 091-07-0-399.00.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

This is improved property located at 5104 Kentucky Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of August, 2020.

Lida Alsobrooks

Louis Carlisle Alsobrooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lida Alsobrooks and Louis Carlisle Alsobrooks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2022