Karen Johnson Davidson County
Batch# 498564 DEEDWARR
10/19/2020 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,607.28
20201019-0121612

33729-5

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$434,400.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2020.

Notary Public

My commission expires: 3/12/2024

(AFFIX SEAL)

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roxanne Louise Brown	Southern Bank of Tennessee	**053-03-0-422.00**
1400 Riverside Rd (aka 1400 Riverside Dr.)	615 N. Mt. Juliet Rd.	
Old Hickory, TN 37138	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Tyson James Clark, a single man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roxanne L Brown and Matthew S Brown, wife and husband

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 124 on the Plan of Section B, Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Tyson James Clark, a single man by Deed dated March 24, 2016 from Abigail Partch, a married man, of record in Instrument No. 20160328-002838, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Plat Book 1424, Page 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved property, known as **1400 Riverside Rd. (aka 1400 Riverside Dr.), Old Hickory, TN 37138**

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 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/our hand(s) this **16th** day of **October, 2020.**

Tyson James Clark

Tyson James Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Tyson James Clark,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **October, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

