Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 514272 DEEDWARR
11/12/2020 08:49:56 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20201112-0132936

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Lucas	ORIGIN Bank	018 07 0 077.00
(NAME)	(NAME)	
104 Charleston Drive	1800 Hudson Ln Ste 2H	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Monroe, LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

For and in consideration of the sum of ten dollars, 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 Julie Pomeroy Clark, formerly known as Julie M. Pomeroy, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Leslie Lucas, an unmarried woman, hereinafter called the GRANTEE(S), his/her/their 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. 7 on the Plan of Section One, Charleston Square Subdivision, of record in Book 4860, Pages 37 and 38, Register's Office for said County.

Said Lot No. 7 fronts 114.93 feet on the southwesterly margin of Charleston Drive and extends back 146.4 feet on the southeasterly line and 138.8 feet on the northwesterly line to a deed line in the rear, measuring 110.6 feet thereon.
Being the same property conveyed to Julie M. Pomeroy, an unmarried person by Warranty Deed from Rilla M. Farmer, a Widow, dated 08/13/1992 and recorded 08/17/1992, of record in Book 8702, Page 547, Register's Office for Davidson County, Tennessee.

Julie M. Pomeroy is now known as Julie Pomeroy Clark. Steve Michael Clark, husband of Julie Pomeroy Clark, herein joins to convey any and all right and interest he may have; especially his marital rights.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 104 Charleston Drive, Goodlettsville, TN 37072
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of October, 2020.

Julie Pomeroy Clark

Steve Michael Clark

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Pomeroy Clark and Steve Michael Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of October, 2020.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024