This Instrument Prepared By:
Law Offices of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 521711 DEEDWARR
11/25/2020 12:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201125-0138440

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Christopher L. Clark, Trustee CHRISTOPHER L. CLARK REVOCABLE LIVING TRUST dated October 29, 2019 106 Harrington Avenue Madison, TN 37115	SAME	051 04 0 085.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Section 67-4-409[a][3][F], Tennessee Code Annotated)

AFFIANT

Sworn to and subscribed before me this 19 day of NOVEMBER, 2020.

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires May 9, 2023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CHRISTOPHER LEE CLARK, who is one and the same as CHRISTOPHER L. CLARK, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to CHRISTOPHER L. CLARK, TRUSTEE of the CHRISTOPHER L. CLARK REVOCABLE LIVING TRUST, dated October 29, 2019.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

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.

WITNESS MY HAND this this NOVEMBER 19, 2020.

By: _____
CHRISTOPHER LEE CLARK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER LEE CLARK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this NOVEMBER 19, 2020.

_____
Notary Public
My Commission Expires: My Commission Expires May 9, 2023

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

> **Land in Davidson County, Tennessee, being Lot No. 24 and 25 on the Plan of Madison Realty Company's Subdivision, Madison, Tennessee of record in Plat Book 547, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

Being the same property conveyed to Christopher Lee Clark by Quitclaim Deed of record from Charles G. Phillips, III and Judith V. Phillips, Instrument No. 20191126-012956, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 106 Harrington Avenue, Madison, TN 37115.

True Copy Certification

I, Matthew D. Faulk, 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 Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk 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: 2/12/23

Notary' Seal (if on paper)

