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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232034** Karen Johnson Davidson County Batch# 563547 DEEDWARR 01/28/2021 12:51:27 PM 2 pgs Fees: $13.00 Taxes: $1,013.80 20210128-0012765	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,000.00 Affiant Subscribed and sworn to before me, this 27th day of January, 2021. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: David Lafferty Clark, Jr. and Cheryl Eberhart Clark 11515 Holstein St. Fulton, MD 20759	Send Tax Bills To: Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	Tax Information: Tax Parcel ID No. 118 09 0D 020.00

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, **Karl P. Jurkonis and Ellen A. Jurkonis, Co-Trustees of the Jurkonis Family Trust dated June 27, 2016 (Grantor**"), has this day bargained and sold, and does hereby transfer and convey to **David Lafferty Clark, Jr. and Cheryl Eberhart Clark, husband and wife**, ("Grantees"), its 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 Unit No. 20, Glendale Condominium, as established under Master Deed of record in Instrument No. 20080104-0001233, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Karl P. Jurkonis and Ellen A. Jurkonis, Co-Trustees of the Jurkonis Family Trust dated June 27, 2016, by Quitclaim Deed from Karl P. Jurkonis and Ellen A. Jurkonis, husband and wife, of record in Instrument No. 20170118-0005643, in the Register's Office of Davidson County, Tennessee, dated January 04, 2017 and recorded on January 18, 2017.

Being the same property conveyed to Karl P. Jurkonis and Ellen A. Jurkonis, husband and wife, by Warranty Deed from Jenna Paige Wetherholt, unmarried, of record in Instrument No. 20160802-0079493, in the Register's Office of Davidson County, Tennessee, dated July 28, 2016 and recorded on August 02, 2016. Also see Scrivener's Affidavit of recorded in Instrument No. 20160805-0081328, Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Glendale Condominium of record in Instrument No. 20080104-0001233, as amended by instrument(s) of record in ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Garage Encroachment, recorded in Instrument No. 20071226-0146955.

This is improved property located at 1112 Clifton Lane #20 Nashville TN 37204

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 27th day of January, 2021.

The Jurkonis Family Trust dated June 27, 2016

Karl P. Jurkonis Co-Trustee

By: Karl P. Jurkonis, Co-Trustee

Ellen A. Jurkonis Co-Trustee

By: Ellen A. Jurkonis, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Karl B. Jurkonis and Ellen A. Jurkonis with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Jurkonis Family Trust, dated June 27, 2016 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of January, 2021.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022