Name and Address of New Owner:
Michael Clarkson
1212 Laurent Street
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 617166 DEEDWARR
04/16/2021 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20210416-0051384

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 083-01-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maria D. Toro, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Clarkson, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the South 51 feet front and 49 feet 10 inches rear of Lot No. 27 on the Map of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, as shown on plat of record in Book 843, Page 79, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Maria D. Toro, by deed dated March 30, 2007, and recorded April 9, 2007, from Robertson Rentals, LLC, of record in Instrument Number 20070409-0041881, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1212 Laurent Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of April, 2021.

ERIN L BALMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 9-21-2024

Maria Toro by Sunny Eaton Attorney in fact (SEAL)
Maria D. Toro by Sunny M. Eaton,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1st day of April, 2021, before me personally appeared Sunny M. Eaton, to me known to be the person (or persons) described in and who executed the foregoing instrument in behalf of Maria D. Toro, and who acknowledged he/she/they executed the same as the free act and deed of the said Maria D. Toro.

Witness my hand, at office, this 1st day of April, 2021.

Erin L Balmas
Notary Signature
My commission expires: 9-21-24

202104160051384

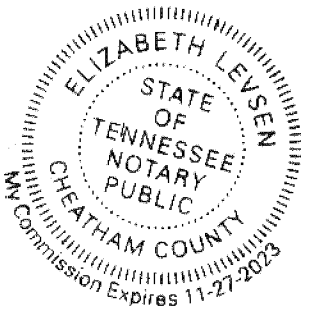
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of April, 2021.



Notary Public
My commission expires: 11/27/23
File No. 2021-1519

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

