Karen Johnson Davidson County
Batch# 651198 DEEDWARR
06/08/2021 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20210608-0076428

Name and Address of New Owner:
Pinnacle Stone Enterprises, Inc.
0 Old Hickory Blvd.
Old Hickory, TN 37138

Send Tax Bills To:
Pinnacle Stone Enterprises, Inc.
808 Bryan St.
Old Hickory, TN 37138
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 75 1 5.00

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, **Phillip William Charles Clark and Jennifer Nicole Clark,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pinnacle Stone Enterprises, Inc., a Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
BEING LOT NO. 1 IN BLOCK NO. 1 ON THE PLAN OF W.A. BRYAN'S SUBDIVISION OF THE BERRY TRACT AT BERRYVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 117, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NO. 1, 2 AND 3 OF BLOCK NO. 1 FRONT 172 FEET ON THE EAST SIDE OF HADLEY ROAD, AND RUN BACK EASTWARDLY ALONG THE NORTH MARGIN OF HADLEY ROAD, 152 FEET, SAID LINE BEING THE SOUTHERLY LINE OF LOT NO. 1, AND THE NORTHERLY LINE OF SAID LOTS RUNS BACK EASTWARDLY 207 FEET, SAID LINE BEING THE NORTHERLY LINE OF LOT NO. 3 TO THE RIGHT OF WAY OF THE N.C. & ST. L. RAILROAD MEASURING 234 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PAUL A. CLARK BY LAST WILL AND TESTAMENT FROM VIRGINIA BAKER HAYS, RECORDED ON MARCH 28, 2013, OF RECORD IN INSTRUMENT NO. 20130328-0030573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Property 2:
BEING LOT NO. 2 IN BLOCK NO. 1 ON THE PLAN OF W.A. BRYAN'S SUBDIVISION OF THE BERRY TRACT AT BERRYVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 117, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NO. 1, 2 AND 3 OF BLOCK NO. 1 FRONT 172 FEET ON THE EAST SIDE OF HADLEY ROAD, AND RUN BACK EASTWARDLY ALONG THE NORTH MARGIN OF HADLEY ROAD, 152 FEET, SAID LINE BEING THE SOUTHERLY LINE OF LOT NO. 1, AND THE NORTHERLY LINE OF SAID LOTS RUNS BACK EASTWARDLY 207 FEET, SAID LINE BEING THE NORTHERLY LINE OF LOT NO. 3 TO THE RIGHT OF WAY OF THE N.C. & ST. L. RAILROAD MEASURING 234 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP WILLIAM CHARLES CLARK AND JENNIFER NICOLE CLARK BY QUITCLAIM DEED FROM

VIRGINIA MAE HAYS, RECORDED ON AUGUST 11, 2006, OF RECORD IN INSTRUMENT NO. 20060811-0099232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Property 3:
BEING LOT NO. 3 IN BLOCK NO. 3 ON THE PLAN OF W.A. BRYAN'S SUBDIVISION OF THE BERRY TRACT AT BERRYVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 117, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NO. 1, 2 AND 3 OF BLOCK NO. 1 FRONT 172 FEET ON THE EAST SIDE OF HADLEY ROAD, AND RUN BACK EASTWARDLY ALONG THE NORTH MARGIN OF HADLEY ROAD, 152 FEET, SAID LINE BEING THE SOUTHERLY LINE OF LOT NO. 1, AND THE NORTHERLY LINE OF SAID LOTS RUNS BACK EASTWARDLY 207 FEET, SAID LINE BEING THE NORTHERLY LINE OF LOT NO. 3 TO THE RIGHT OF WAY OF THE N.C. & ST. L. RAILROAD MEASURING 234 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PAUL A. CLARK BY LAST WILL AND TESTAMENT FROM VIRGINIA BAKER HAYS, RECORDED ON MARCH 28, 2013, OF RECORD IN INSTRUMENT NO. 20130328-0030573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Being the same property conveyed to Phillip William Charles Clark and Jennifer Nicole Clark by Quitclaim Deed from Paul Clark, recorded on May 25, 2021 and of record as Instrument No. 20210525-0071013 in the Register's Office for Davidson County, Tennessee.

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 June, 2021.

(SEAL)
Phillip William Charles Clark

(SEAL)
Jennifer Nicole Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2021, before me personally appeared Phillip William Charles Clark and Jennifer Nicole Clark, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

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 $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leah Moore
(Affiant)

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

Notary Public
My commission expires:
File No. 2021-2503

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, John A. Bell Sr., 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 TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025