Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0284

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of June, 2021

Becky Elizabeth Burch
Notary Public

Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 654402 DEEDWARR
06/10/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20210610-0078484

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alisa Stoll 2426 Robbie Court Nashville, TN 37214	**New Owner**	073-07-0-200.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anthony Price Clark, sole heir at law of Gregory Eugene Clark, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alisa Stoll, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 34A on the Zone Lot Division of Lots 33-37 of the Plan of Cabin Hill Subdivision, Section 4, of record in Plat Book 6250, Page 520, which amended Plat Book 5200, Page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gregory E. Clark, unmarried man, by Warranty Deed from Fahim Ashari and Latifa Ashari, husband and wife, dated 5/19/2017 and recorded 5/23/2017 in Instrument Number 20170523-0051290, Register's Office for Davidson County, Tennessee.

Gregory Eugene Clark having since died intestate on July 6, 2020, leaving Anthony Price Clark as the sole heir at law. Affidavits of Heirship of record in Instrument No. 202106100078482 and Instrument No. 202106100078483, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2426 Robbie Court Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of June, 2021.

Anthony Price Clark

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anthony Price Clark,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 4th day of June, 2021.

Notary Public
My Commission Expires: 8-2024

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON