Karen Johnson Davidson County
Batch# 670088 DEEDWARR
07/02/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210702-0089882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DM-SB-TAG-21-346

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin O'Neill		
(NAME)	(NAME)	
346 Keeton Ave	new owner	**043 04 0 048.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK D. CLARK AND MELBA D. CLARK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN O'NEILL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot "V" on the Map of Subdivision of Lots 46-49 and 64-66, Scenic View Subdivision, said plat not of record. Said Lot "V" fronts 72.1 feet on the Southerly margin of Keaton Avenue; thence 170.7 feet on the Westerly margin; thence 170.66 feet on the Easterly margin and 72 feet along the rear margin of said lot as reflected by a survey prepared by John Kohl, Surveyor dated May 21, 1975.

Being the same property conveyed to Mark D. Clark and Melba D. Clark, husband and wife, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20130510-0047606, in the Register's Office of Davidson County, Tennessee, dated May 03, 2013 and recorded on May 10, 2013.

This conveyance is subject to:
• 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.

• Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2929, Page 361.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **346 Keeton Ave, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this the 30th DAY OF JUNE, 2021.

Mark D. Clark

Melba D. Clark

STATE OF ~~TENNESSE~~E Illinois
COUNTY OF ~~DAVIDSO~~N Grundy

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK D. CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2021.

Caryn E. Robilotta
Notary Public
My Commission Expires: 05-04-2024
(SEAL)

OFFICIAL SEAL
CARYN E ROBILOTTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/04/2024

STATE OF ~~TENNESSE~~E Illinois
COUNTY OF ~~DAVIDSO~~N Grundy

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELBA D. CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2021.

Caryn E. Robilotta
Notary Public
My Commission Expires: 05-04-2024
(SEAL)

OFFICIAL SEAL
CARYN E ROBILOTTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/04/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Shawn Stevens, do hereby make oath that I am a license attorney and/or 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 Davidson

Personally appeared before me Cortney Jacks, **a notary public for this county and state,** Shawn Stevens **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: 5/7/24

Notary's Seal (If on paper)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024