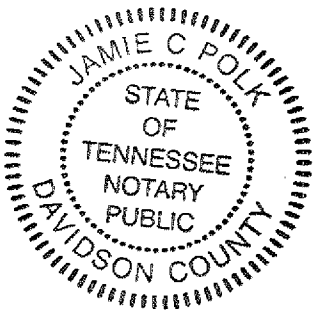
Karen Johnson Davidson County
Batch# 676714 DEEDWARR
07/14/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $617.90
20210714-0094637



This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $167,000.00.

Affiant

Subscribed and sworn before me this the 9th day of July, 2021.

Notary Public
My commission expires: 1/3/23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nadi Salama 1517 Overcreek Dr Nashville, TN 37217	New Owner	096-11-0A 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MORGAN CLARK, UNMARRIED, AND ELISE CLARK, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NADI SALAMA, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being apartment Unit No. C-4 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6472, Page 435, and referred to as Exhibit "A" of record in book 6472, page 454, and as recorded in Book 6476, Page 663, Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187 and Book 7015, Page 192, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, Unit C-4 being a part of the Unit Plan for Phase I, Section I, Hickory Place Condominium of record in Plat Book 6250, Page 228 to which plan reference and master deed reference is hereby made for a more complete description.

Being the same property conveyed to Morgan Clark, unmarried, and Elise Clark, married, as joint tenants with rights of survivorship, by Warranty Deed from Timothy Phillip Biernacki, married, dated 2/13/2017 and recorded 2/21/2017 in Instrument Number 20170221-0017329, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 414 Stewarts Ferry Pike, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of July, 2021.

Morgan Clark

Elise Clark

STATE OF NH
COUNTY OF Grafton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morgan Clark and Elise Clark, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2021.

My commission expires:

1-22-25

STEPHEN ZALLA
MY COMMISSION EXPIRES JAN. 22, 2025
NOTARY PUBLIC NEW HAMPSHIRE

Notary Public

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2021.

(AFFIANT) – Aubrey Seavers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of July, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY