Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 684458 **DEEDWARR**
07/27/2021 11:13:32 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210727-0100683

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2021.

Notary Public

My commission expires:

TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE J ANDERSON DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marlee E. Goldklang and Judith Deborah Goldklang	NEW OWNER	**062-00-0-084.00**
625 Hidden Acres Dr.		
Nashville, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael William Clark and Nancy C. Gregory

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marlee E. Goldklang, unmarried and Judith Deborah Goldklang, married, as tenants in common with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Neeleys Bend Acres, Section 1 of record in Plat Book 4175, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert William Clark, III et ux, Shirley P. Clark by Warranty deed from Apollo Contracting Corporation of record in Book 4648, page 298, Register's Office for Davidson County, Tennessee, dated October 18, 1972 and recorded on October 18, 1972; the said Robert William Clark, III having since died on April 19, 2020, leaving Shirley P Clark as the surviving tenant by the entirety. The said Shirley P. Clark having since died testate on December 12, 2020, and by her Last Will and Testament of record in Instrument No. 20210702-0090273 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was devised to her children, Michael William Clark and Nancy C. Gregory.

This is improved property known as **625 Hidden Acres Dr., Nashville, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of July, 2021.

Michael William Clark

Nancy C. Gregory

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael William Clark and Nancy C. Gregory, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of July, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

SolomonParks File No. 21-000213-529