WARRANTY DEED

Karen Johnson Davidson County
Batch# 689478 **DEEDWARR**
08/03/2021 01:54:34 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210803-0104377

G-BMR-21-1228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-3-22

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF FRANCES RUDY MARY

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)
Meredith Milligan-Dick	**Movement Mortgage, LLC**	
(NAME) **1228 Lillian St.**	(NAME) **8024 Calvin Hall Road**	**083-13-0-143.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Indian Land, SC 29707**	
(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, **LINDSAY A. CLARK AND CHRISTEN CLARK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEREDITH MILLIGAN-DICK, UNMARRIED,** 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:

Being the Easterly 41 feet of Lot No. 119 on the Map for East Edgefield plan of Lots of record in Book 21, page 147 (previously incorrectly cited as Book 21, page 117 in prior 3 conveyances), Registers Office for Davidson County, Tennessee. Beginning at an iron pin in the Southern margin of Lillian Street, said iron pin being located North 88 degrees West 436.6 feet from the Westerly margin of South 14th Street being the common corner of Lots 118 and 119 on the above plan; Running thence with the common line of Lots 118 and 119, South 2 degrees West 170 feet to a point in the Northerly margin of an alley being the common corner of Lots Nos. 118 and 119; Thence with the Northerly margin of said alley North 88 degrees West 41 feet to a point; Thence North 2 degrees East 170 feet to an iron pin in the Southerly margin of Lillian Street; Thence with the Southerly margin of Lillian Street North 88 degrees East 41 feet to the point of beginning. All in accordance with survey and Plat by Hickerson E. Miller dated July 23, 1956.

Being a portion of the same property conveyed to Lindsay A. Clark, a married woman by Quitclaim deed from Lindsay A. Carlson nka Lindsay A. Clark, a married woman of record in Instrument No. 20160920-0098988 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 20, 2016.

Being the same property conveyed to Lindsay A. Carlson, unmarried by Warranty deed from Tennessee Regional Holding, LLC of record in Instrument No. 20110907-0069126 Register's Office for Davidson County, Tennessee, dated August 02, 2011 and recorded on September 07, 2011.

Christen Clark joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1228 Lillian St., Nashville, Tennessee 37206**.

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 JULY, 2021.

Lindsay A. Clark

Christen Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSAY A. 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 July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTEN 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 July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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