Karen Johnson Davidson County
Batch# 693444 DEEDWARR
08/09/2021 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210809-0107029

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space intentionally left blank for recording purposes.

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
CODY F. CLARK, Trustee CHRISTINA D. CLARK, Trustee CLARK REVOCABLE LIVING TRUST, dated August 6, 2021 2919 Simmons Ave. Nashville, TN 37211	Access National Mortgage 1800 Robert Fulton Dr. #350 Reston, VA 20191	119-13-0-299.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Sworn to and subscribed before me this 6th day of August, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, **Cody Clark, who is one and the same as Cody F. Clark, and Christina Clark, who is one and the same as Christina D. Clark, Husband and Wife,** do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **Cody F. Clark and Christina D. Clark, Trustees of the Clark Revocable Living Trust, dated August 6, 2021,** as tenancy by the entirety.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this August 6, 2021.

By: _____
Cody Clark

_____
Christina Clark

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cody Clark and Christina Clark, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 6th day of August, 2021.

_____
Matthew Faulk, Notary Public

My Commission expires: February 23, 2025

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 2 Block "G", on the Plan of Woodbine Courts, Section 2, and being more particularly described as follows, to-wit:

BEGINNING on the westerly margin of Simmons Avenue at a point 109 feet North of the northerly margin of East Timmons Avenue, being the northeast corner of the property conveyed to Roy C. Prosser and wife, by deed from Geo D. Waller and wife, of record in Book 1320, Page 558 Register's Office for Davidson County, Tennessee; thence with the westerly margin of said avenue, northwardly 95 feet to the southeast corner of the property
conveyed to Donald L. Carter and wife, by deed from John E. Smith and wife, of record in Book 2012, Page 297, said Register's Office; thence with the southerly line of said carter property, westwardly 150 feet; thence southwardly 95 feet to the northwest corner of said Prosser property; thence with the northerly line of said Prosser property, eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Cody Clark and Christina Clark, Husband and Wife, by Warranty Deed of record from Jonathan B. Lawson and wife, Cassandra Lawson, in Instrument No. 20140826-0077667, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2919 Simmons Ave., Nashville, TN 37211.

True Copy Certification

I, Matthew D. Faulk, 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 on August 6, 2021.

Matthew D. Faulk

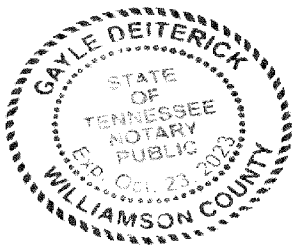
August 6, 2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 6 day of AUGUST, 2021.

Notary' Seal (if on paper)



Notary Public

My Commission Expires: 10/23/2023