Karen Johnson Davidson County
Batch# 694306 DEEDWARR
08/11/2021 09:13:30 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20210811-0108119

4791

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2021.

Notary Public

COMMISSION EXPIRES:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond E. Clark, Jr. Janet M. Clark	NEW OWNER	171-03-0B-297-00
(NAME)	(NAME)	
2 Wainwright Road		
(ADDRESS)	(ADDRESS)	
Winchester, MA 01890		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thandi Dinani, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond E. Clark Jr. and Janet M. Clark, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 59, as shown on the map entitled Phase Two, Section Seve n, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, in the Register's Office for Davidson Co unty, Tennessee, to which Plan reference is hereby made for a more complete and description of the property.

Being the same property conveyed to B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffi Living Trust dated July 18, 2002, by Quitclaim Deed from B. Alicia Griffin, married, dated 09/09/2019 and recorded 09/11/2019 in Instrument Number
20190911-0091770, in the official records of Davidson County Recording Office
and further conveyed to
Thandiwe T. Dinani, unmarried woman, by Warranty Deed from B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin Living Trust dated July 18, 2002, dated 08/26/2020 and recorded 08/27/2020 in Instru ment Number 20200827-0097466, in the official records of Davidson County Recording Office.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 601 Old Hickory Boulevard, Unit 114 Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 10th day of August, 2021.

Thandi Dinani

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Thandi Dinani, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of August, 2021.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Commission Expires: _____

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 10th day of August, 2021.

Ernest D. Bennett, III, Affiant 08/10/2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 10th day of August, 2021.

Notary's Signature

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023