Karen Johnson Davidson County
Batch# 724792 DEEDWARR
09/27/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20210927-0129581

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00 Affiant Subscribed and sworn to before me, this 21 day of September, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Matthew Allen and Lacy Ann Monday 1021 College Avenue Nashville, TN 37209	Send Tax Bills to: New Owner **Matthew Allen and Lacy Ann Monday** **1021 College Avenue** **Nashville, TN 37209**	Tax Information: Tax Parcel ID No. 091-04-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY J. CLARK AND ANIKA K. CLARK, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MATTHEW ALLEN AND LACY ANN MONDAY, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled the Plan of University Heights Subdivision, Section 2, of record in Book 1424, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**
>
> **Being the same property conveyed to ANTHONY J. CLARK AND ANIKA K. CLARK, HUSBAND AND WIFE, by deed from CHARLES B. KOSITZKE, UNMARRIED, of record as Instrument No. 20210416-0051174, dated April 6, 2021, said Register's Office.**

This is improved property commonly known as: **1021 College Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of September, 2021.

ANTHONY J. CLARK

Anika K Clark by Anthony Clark as his/her attorney-in-fact
ANIKA K. CLARK, by ANTHONY J. CLARK, attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTHONY J. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of September 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **ANTHONY J. CLARK** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ANIKA K. CLARK**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My commission expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 9/21/2021 (date of document).

Affiant Signature

9/21/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

