Karen Johnson Davidson County
Batch# 729972 DEEDWARR
10/04/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211004-0133372

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | STATE OF Tennessee)<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is: $460,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23 day of September 2021.<br><br>Notary Public<br>My Commission Expires: |

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

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Anthony James Clark & Anika Clark<br>6368A Ivy St<br>Nashville, TN 37209 | Send Tax Bills to:<br>New Owner<br>**Anthony James Clark & Annika Clark**<br>**6368 A Ivy Street**<br>**Nashville, TN 37209** | Tax Information:<br>Tax Parcel ID No.<br>091-09-0-135.00 |

**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, **JERRY W. SMITH AND WIFE, DARLENE C. SMITH, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ANTHONY JAMES CLARK AND ANIKA CLARK, 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 No. 13 on the Plan of Ivy's Re-Subdivision of Lots No. 4 and 85.6 feet of Lot 3 on the Re-Subdivision of Lot No. 21 of the B. F. Cockrill Farm, not of record to which plat reference is here made for a complete description thereof.**

**Being the same property conveyed unto JERRY W. SMITH AND WIFE, DARLENE C. SMITH by Warranty Deed from JAMES CARIG AND WIFE, EVELYN CRAIG AND TROY SLAY AND WIFE, MARIE SLAY of record in Book 10368, page 353, dated February 27, 1997, said Register's Office.**

This is improved property commonly known as: **6368A Ivy St, 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 23rd day of September, 2021.

Jerry W Smith
**JERRY W. SMITH**

Darlene C. Smith
**DARLENE C. SMITH**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY W. SMITH AND DARLENE C. SMITH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of September 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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 **9/23/2021** (date of document).

Affiant Signature

**9/23/2021**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

