WARRANTY DEED

Karen Johnson Davidson County
Batch# 731855 DEEDWARR
10/08/2021 10:37:44 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20211008-0135479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021090264

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jim Photoglou and Lee Ann Photoglou	CAPSTAR BANK	
(NAME)	(NAME)	
2231 Chickering Ln	2002 Richard Jones Rd Ste 300A	133-08-0-144.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **THREE HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($330,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BENNIE CLARK and wife, ANN SHARFNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee Ann Photoglou and James George Photoglou, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the plan entitled Valley View Terrace Phase I, of record in Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARY DELOIS MOORE, by deed from ROBERT S. KITCHENER and wife, DEVORA KITCHENER, of record in Book 9528, page 399, dated November 21, 1994, said Register's Office.

MARY DELOIS MOORE AKA MARY D. CLARK died on or about May 2, 2010. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, under Case No. 10P1716, devised the subject property to her husband BENNIE CLARK.

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Valley View Terrace Phase I, of record in Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

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BENNIE CLARK HAVING SINCE MARRIED ANN SHARFNER.

unimproved ☐
This is improved ☒ property, known as 533 Cathy Jo Circle, Nashville, TN 37211
(House No.) (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 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 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.

Executed by our hands this 5th day of October, 2021.

Bennie L. Clark
Bennie Clark

Ann Sharfner

Ann Sharfner is signing to convey any and all marital interest she may have in subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2021.before me personally appeared Bennie Clark and Ann Sharfner to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee t this 5th day of October, 2021.

Notary Public

My Commission Expires: 11-6-2023

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023