Karen Johnson Davidson County
Batch# 746212 DEEDWARR
10/28/2021 02:33:36 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20211028-0145059

Return to:
[illegible] Title and Escrow, LLC
[illegible]12 21st Avenue South
[illegible], TN 37212
GWRE 21-509

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-NSH21-02973

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jefferson Brown 509 Cedar Forest Ct Nashville, TN 37221	new owner	128-03-0A-022.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Austin Clark and Christin Clark**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jefferson John Brown, an unmarried man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DavidsonCounty, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of First Revision Cedar Forest of record in Plat Book 6900, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin Joseph Clark, unmarried by Warranty deed from Chong-Bin Zhu and Yu-Mei Pan of record in Instrument No. 20060703-0079186 Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on July 03, 2006. (Value of consideration shown in aforementioned deed $185,000.00.)Re-recorded in Instrument No 20060712-0083860, Register's Office for Davidson County, Tennessee.

Austin Joseph Clark, having since married, his spouse, Christin Clark, hereby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land.

Being also known as 509 Cedar Forest Court Nashville, Tennessee 37221.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 509 Cedar Forest Ct, Nashville, TN 37221

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 22nd day of October, 2021

Austin Clark

Christin Clark

STATE OF TENNESSEE

COUNTY OF Williamson

On this 22nd day of October, 2021, before me personally appeared Austin Clark and Christin Clark, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM