Karen Johnson Davidson County
Batch# 760466 DEEDWARR
11/24/2021 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20211124-0156023

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,000.00. Patricia Green Affiant Subscribed and sworn to before me, this the ~~10th~~ 11th day of November, 2021. Eliza Whitfield Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicole Kay Kunst and Michael Martin Kunst	Finance of America Mortgage	026-15-0-011.00 and 026-15-0-010.01
3006 West Glenhaven Drive	2125 East Katella Ave #350	
Phoenix, AZ 85045	Anaheim, CA 92806	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN B. CLARK AND LEIGH CLARK FKA LEIGH E. SCHLANSKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE KAY KUNST AND MICHAEL MARTIN KUNST, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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:

BEING LOT NO. 58 AND A SMALL TRACT LYING SOUTHWEST OF THE SAME MARKED "PARCEL 'A' RESERVED, NOT AN INDIVIDUAL BUILDING SITE", ON THE PLAN OF SECTION 1, NORTH HILL ESTATES, AS OF RECORD IN BOOK 3300, PAGE 18, AND AMENDED IN BOOK 3647, PAGE 395, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF MARSHA DRIVE, AT THE CORNER OF LOTS 57 AND 56; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 238.6 FEET TO A CORNER OF LOT 56; THENCE WITH THE LINE BETWEEN LOTS 56 AND 58, SOUTHERLY 95.3 FEET TO A CORNER OF LOT 54; THENCE WITH THE LINE LOTS 58 AND 54, SOUTHWESTERLY 127.4 FEET TO A CONCRETE MONUMENT; THENCE NORTH 51 DEGREES 41 MINUTES WEST 280.2 FEET TO A POINT IN THE MARGIN OF MARSHA DRIVE, AT A CONCRETE MONUMENT; THENCE WITH THE MARGIN OF SAID DRIVE, NORTHEASTERLY 179.28 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Jonathan B. Clark, unmarried and Leigh E. Schlankser, unmarried, as tenants in common by Warranty Deed from Robert F. Toll of record in Instrument No. 20040507-0052252, and re-recorded in Instrument No. 20040714-0083704 Register's Office for Davidson County, Tennessee, dated May 05, 2004 and recorded on May 07, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2205 Marsha Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of November, 2021.

11/10/2021

Jonathan B. Clark

Leigh S Clark 11/10/2021

Leigh Clark FKA Leigh E. Schlansker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan B. Clark and Leigh Clark FKA Leigh E. Schlansker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of November, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/18/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL