Karen Johnson Davidson County
Batch# 763372 DEEDWARR
11/30/2021 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211130-0157992

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Clark Capital Investment Partners LLC	Anthony Clark	
Anthony Clark (NAME)	Anthony Clark (NAME)	
6368A Ivy St. (ADDRESS)	6368A Ivy St. (ADDRESS)	119-10-0-057.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Reina D.C. Arevalo, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Clark, a single man,** HEREINAFTER CALLED THE GRANTEE, 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 No. 1 on the Plan of A. S. Johnson's Subdivision of record in Plat Book 1835, Page 106, 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 Isreal Castillo Amaya, unmarried and Reina D. C. Arevalo, unmarried, as tenants in common with right of survivorship by Warranty deed from Carlos R. Tejada and wife, Isabel Alezano of record in Instrument No. 20040130-0011714 Register's Office for Davidson County, Tennessee, dated January 22, 2004 and recorded on January 30, 2004. (Value of consideration shown in aforementioned deed $109,000.00.).

Being the same property conveyed to Reina D. C. Arevalo by QuitClaim deed from Isreal Castillo Amaya of record in Instrument No. 20190422-0036617 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 1835, Page 106, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2713 Druid Dr Nashville, TN 37210
(House Number) (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.

Witness my hand this 19th day of November, 2021.

Reina D.C. Arevalo

Reina D.C. Arevalo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Reina D.C. Arevalo** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of November, 2021.

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-25

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 **11/19/2021** (date of document).

Affiant Signature

11/19/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

