Karen Johnson Davidson County
Batch# 823550 DEEDWARR
03/17/2022 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $2,667.70
20220317-0031041

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $721,000.00 Affiant Subscribed and sworn to before me This 28th day of February 2022. Notary Public My Commission Expires: 11/03/2025

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Jesse Blocher **Sarah Lynn Blocher** **1509 Ferguson Avenue** **Nashville, TN 37212**	New Owner	091-16-0-382.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16351

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Bill R. Clark and Francine Kline Clark**, husband and wife, (hereinafter referred to as "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jesse Blocher and Sarah Lynn Blocher**, husband and wife, (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot 312, BLOCK 16, CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bill R. Clark and Francine Kline Clark by Warranty Deed from Julia J. Tate, of record in Instrument 20070905-0106691, Register's Office for Davidson County, Tennessee, dated August 31, 2007.

This is improved property known as 4413 Dakota Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 09116038200.
2. Subject to all matters on plat Book 57, Page 103, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of February 2022.

Grantors:

Bill R. Clark

Francine K. Clark

Francine Kline Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Bill R. Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 28th day of February 2022.

Notary Public

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Francine K. Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 28th day of February 2022.

Notary Public

My Commission Expires: 11/3/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 02/28/2022 (date of document).

Affiant Signature

02/28/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 28TH day of FEBRUARY, 2022.

Notary Public

Notary's Seal:

MADELYN N KEYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024