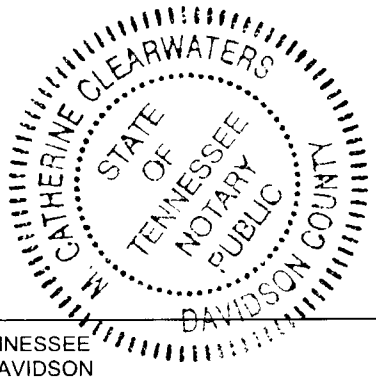
Karen Johnson Davidson County
Batch# 832112 DEEDWARR
03/31/2022 08:59:23 AM 2 pgs
Fees: $13.00 Taxes: $2,034.63
20220331-0037238



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4351-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John C. Clark Irrevocable Trust	NEW OWNER	104020W30100CO
(NAME)	(NAME)	
P. O. Box 41225		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($549,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ARLENE C. TILLQUIST, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WARREN E. WALDEN, JR., TRUSTEE OF THE JOHN C. CLARK IRREVOCABLE TRUST DATED FEBRUARY 26, 1991, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Unit No. 301, on the Horizontal Property Regime for West End Lofts II Condominiums, as recorded in the Master Deed of record in Instrument No. 20030701-0091161, amended in Instrument No. 20050106-0002529 and Instrument No. 20151201-0121050, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ARLENE C. TILLQUIST, by deed from WELLNESS II, LP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP, of record in Instrument No. 20191107-0115046, dated November 5, 2019, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 117 30th Avenue North #301, Nashville, TN 37203
(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 successors 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 successors 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 our hands this 30th day of March, 2022.

Arlene C. Tillquist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arlene C. Tillquist, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 30 day of March, 2022.

Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE