WARRANTY DEED

Karen Johnson Davidson County
Batch# 835211 DEEDWARR
04/06/2022 10:10:39 AM 2 pgs
Fees: $13.00 Taxes: $1,509.60

20220406-0039682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Katie Jones	Pinnacle Bank	
(NAME) 1320 Crown Point Place	(NAME) 150 3rd Ave. S. Suite 1000	161-06-0A-177.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(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, I, **SARAH ELIZABETH JONES CLARK, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATIE JONES, AN UNMARRIED WOMAN,** 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 Unit No. 177 on the Plan of Oakhill Townhomes, Phase 3, Lot 3 as shown Exhibit"A-1" to the seconds Supplemental Declaration to Declaration of Protective Covenants, Conditions retractions and Easements for Oakhill town homes of record in Plat at Instrument No. 20080709-0070601, 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 Sarah Elizabeth Jones, unmarried, by Warranty Deed from Deborah l. Abrams, unmarried, of record in Instrument No. 20150630-0062842 Register's Office for Davidson County, Tennessee, dated June 29, 2015. Sarah Elizabeth Jones has since married and is now known as Sarah Elizabeth Jones Clark. Phillip Wade Clark joins in executing this Warranty Deed to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 1320 Crown Point Place, Nashville, TN 37211
(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 5th day of April, 2022

Sarah Elizabeth Clark

SARAH ELIZABETH JONES CLARK

Wade

Phillip Clark

PHILLIP WADE CLARK

Phillip Wade Clark

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 Sarah Elizabeth Jones Clark and Phillip Wade Clark, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public