THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $489,000.00 Tracy Perry Affiant Subscribed and sworn to before me, this 19 day of May, 2022. M. Catherine Clearwaters Notary Public My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 859555 DEEDWARR
05/20/2022 10:25:23 AM 2 pgs
Fees: $13.00 Taxes: $1,809.30
20220520-0058712

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARWATERS

WARRANTY DEED

Address New Owner: Valery Parham 2713 Druid Dr. Nashville, TN 37210	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 119-10-0-057.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY CLARK, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **VALERY PARHAM, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 Israel 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.)

Being the same property conveyed to Anthony Clark, a single man by Warranty deed from Reina D.C. Arevalo, unmarried of record in Instrument No. 20211130-0157992 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 30, 2021. (Value of consideration shown in aforementioned deed $300,000.00.)

This property has never been the primary residence of Grantor.

This is improved property commonly known as: **2713 Druid Dr, Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

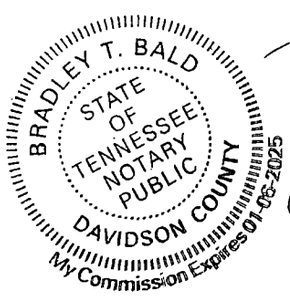
IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2022.

ANTHONY CLARK

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTHONY CLARK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of May, 2022.



Notary Public
My Commission Expires: