Karen Johnson Davidson County
Batch# 861463 DEEDWARR
05/24/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220524-0059950

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11.3.25
(AFFIX SEAL)

G-VRES-22-2132

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Carl D. Clark, II** | New Owner | |
| (NAME) | (NAME) | **104-15-0-150.00** |
| **2132 Blair Blvd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOIS J. WAGNER AND BARBARA M. LONARDI, TRUSTEES OF THE LOIS WAGNER & BARBARA LONARDI LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF LOIS J. WAGNER AND BARBARA M. LONARDI DATED APRIL 08, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL D. CLARK, II,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of St Bernard Place of record in Plat Book 161, Page 171, 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 Lois J. Wagner and/or Barbara M. Lonardi, Trustees of the Lois Wagner & Barbara Lonardi Living Trust, established by the Revocable Trust Agreement of Lois J. Wagner and Barbara M. Lonardi dated April 08, 2016 by Quitclaim deed from Lois J. Wagner ad Barbara M. Lonardi of record in Instrument No. 20160418-0037219 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 18, 2016.

Being the same property conveyed to Barbara M. Lonardi and Lois J. Wagner, as joint tenants with right of survivorship by Quitclaim deed from Barbara m. Lonardi and Lois J. Wagner, as tenants in common with the right of survivorship of record in Book 11416, page 715, Register's Office for Davidson County, Tennessee, dated April 02, 1999 and recorded on April 06, 1999.

Being the same property conveyed to Barbara M. Lonardi and Lois J. Wagner as tenants in common with the right of survivorship by Quitclaim deed from Barbara Lonardi, unmarried of record in Book 8787, page 292, Register's Office for Davidson County, Tennessee, dated November 06, 1992 and recorded on November 16, 1992.

Being the same property conveyed to Barbara Lonardi, unmarried by Quitclaim deed from Beverly Collins, unmarried of record in Book 8294, page 825, Register's Office for Davidson County, Tennessee, dated February 11, 1991 and recorded on February 19, 1991.

Being the same property conveyed to Barbara Lonardi and Beverly Collins by Warranty deed from Eugene T. Collins, unmarried of record in Book 7957, page 669, Register's Office for Davidson County, Tennessee, dated October 06, 1989 and recorded on October 10, 1989.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee.
- Driveway Agreement of record in Book 7957, Page 667, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2132 Blair Blvd, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12 DAY OF MAY, 2022.

The Lois Wagner & Barbara Lonardi Living Trust, established by the Revocable Trust Agreement of Lois J. Wagner and Barbara M. Lonardi dated April 08, 2016

BY: _____
Lois J. Wagoner
Trustee

BY: _____
Barbara Lonardi
Trustee

STATE OF ~~TENNESSEE~~ C.C Virginia
COUNTY OF ~~DAVIDSON~~ C.C Albemarle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOIS J. WAGONER, TRUSTEE of THE LOIS WAGNER & BARBARA LONARDI LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF LOIS J. WAGNER AND BARBARA M. LONARDI DATED APRIL 08, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12 of May, 2022.

_____
Notary Public
My Commission Expires: Jun 30 2022
(SEAL)

CHUNG YUEH CHIANG
Notary Public
Commonwealth of Virginia
Registration No. 7794788
My Commission Expires Jun 30, 2022

STATE OF ~~TENNESSEE~~ Virginia C.C
COUNTY OF ~~DAVIDSON~~ C.C Albemarle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA LONARDI, TRUSTEE of THE LOIS WAGNER & BARBARA LONARDI LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF LOIS J. WAGNER AND BARBARA M. LONARDI DATED APRIL 08, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12 of May, 2022.

_____
Notary Public
My Commission Expires: Jun 30 2022
(SEAL)

CHUNG YUEH CHIANG
Notary Public
Commonwealth of Virginia
Registration No. 7794788
My Commission Expires Jun 30, 2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 5/12/22 (date of document).

Affiant Signature

5/17/22
Date

State of Tennessee

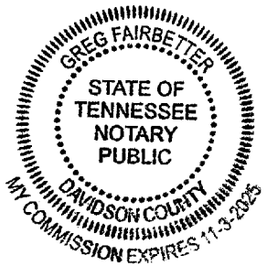
County of Davidson

Sworn to and subscribed before me this 17th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL




BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212