Karen Johnson Davidson County
Batch# 864373 DEEDWARRSP
05/27/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220527-0061922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $525,000.00 (Five Hundred Twenty-Five Thousand).

AFFIANT

Subscribed to and sworn before me this 24th day of May, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT PREPARED BY:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jaclyn Clark and Joshua Clark 4803 Elkins Avenue Nashville, TN 37209	**FirstBank** **722 Columbia Avenue** **Franklin, TN 37064**	09115033100

SPECIAL WARRANTY DEED

FOR AND IN 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/WE, **BERNARD C. CLIPPARD, JR., A MARRIED MAN, AND WIFE, FRANCES LACKEY CLIPPARD, A MARRIED WOMAN, ALSO KNOWN AS FRANCES L. CLIPPARD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JACLYN CLARK AND JOSHUA CLARK, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land being located in Davidson County, Tennessee, being the southerly 78.0 feet of the northerly 100 x 180 feet of Block No. 31 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Block 31 fronts 78.0 feet on the westerly side of 48th Avenue, North, formerly 7th Avenue, and extends back between parallel lines with the margin of an alley 100.0 feet to a dead line.

Being the same property conveyed to Bernard C. Clippard, Jr., a married man, and wife, Frances Lackey Clippard, a married woman, by deed from Brian R. Jenkins, a single man, of record in Instrument No. 20200730-0084295, in said Register's Office for Davidson County, Tennessee.

Joseph L. Lackey, Jr. executes this instrument as Attorney-in-Fact on behalf of Frances L. Clippard aka Frances Lackey Clippard, pursuant to the Power of Attorney recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Joseph L. Lackey, Jr. executes this instrument as Attorney-in-Fact on behalf of Bernard C. Clippard, Jr., pursuant to the Power of Attorney recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **307 48TH AVENUE NORTH** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

LTSR Number:

GTE File: 2022056467

WITNESS, this 24th day of May, 2022

/s/ Bernard C. Clippard Jr
/s/ by Joseph L. Lackey, Jr. Attorney in fact

Bernard C. Clippard, Jr.
By: Joseph L. Lackey, Jr., as his Attorney-in-Fact

/s/ Frances Lackey Clippard
by Joseph L. Lackey, Jr. Attorney in fact

Frances L. Clippard aka Frances Lackey Clippard
By: Joseph L. Lackey, Jr., as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph L. Lackey, Jr.**, 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, and who further acknowledged that he is the Attorney-in-Fact for **Bernard C. Clippard, Jr. AND Frances L. Clippard aka Frances Lackey Clippard**, and he is authorized by **Bernard C. Clippard, Jr. AND Frances L. Clippard aka Frances Lackey Clippard** to execute this instrument on their behalf.

Witness my hand and seal, at Office, this 24th day of May, 2022.

/s/ Jeffrey M. Grissim
Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 5/24/2022.

George E. Mudter, Jr.
Dated 5/24/2022

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 5/24/2022

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023