THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4779-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 683,000.00. Margaret Smith Affiant SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 17th DAY OF June, 2022. Debbie Mann Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 875938 DEEDWARR
06/22/2022 02:37:10 PM 2 pgs
Fees: $13.00 Taxes: $2,527.10
20220622-0071367

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Shulman & Jamie Agin	Legacy Home Loans	
2919 Simmons Avenue	4004 Hillsboro Pike #216B	119-13-0-299.00
Nashville, TN 37211	Nashville, TN 37215	
(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, **Cody F. Clark and Christina D. Clark, Trustees of the Clark Revocable living trust, dated August 6, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audrey Shulman and Jamie Agin, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 2, Block G" on the Plan of Woodbine Courts, Section 2, described as follows:

Beginning on the westerly margin of Simmons Avenue at a point 109 feet North of the Northerly margin of East Timmons Avenue, being the Northeast corner of the property conveyed to Roy C. Prosser and wife, by Deed from Geo D. Waller and wife, of record In Book 1320, Page 558, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of said Avenue, Northwardly 95 feet to the Southeast corner of the property conveyed to Donald L. Carter and wife, by Deed from John E. Smith and wife, of record in Book 2012, Page 297, said Register's Office; thence with the Southerly line of said Carter property, Westwardly 150 feet; thence Southwardly 95 feet to the Northwest corner of said Prosser property; thence with the Northerly line of said Prosser property, Eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Cody Clark and Christina Clark, husband and wife by Warranty deed from Jonathan B. Lawson and wife, Cassandra Lawson of record in Instrument No. 20140826-0077667 Register's Office for Davidson County, Tennessee, dated August 19, 2014 and recorded on August 26, 2014.

Being the same property conveyed to Cody F. Clark and Christina D. Clark, Trustees of the Clark Revocable living trust, dated August 6, 2021 by Warranty deed from Cody Clark, who is one and the same as Cody F. Clark, and Christina Clark, who is one and the same as Christina D. Clark, husband and wife of record in Instrument No. 20210809-0107029 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 09, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2919 Simmons Avenue, Nashville, TN 37211**

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 our hands this the 17 day of June, 2022

Cody F. Clark, Trustee of the Clark Revocable living trust, dated August 6, 2021

BY: 6-17-22
Cody F. Clark, Trustee

Christina D. Clark, Trustee of the Clark Revocable living trust, dated August 6, 2021

BY: 6-17-22
Christina D. Clark, Trustee

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 **Cody F. Clark, Trustee of the Clark Revocable living trust, dated August 6, 2021** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of June, 2022

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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 **Christina D. Clark, Trustee of the Clark Revocable living trust, dated August 6, 2021** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of June, 2022

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024