Karen Johnson Davidson County
Batch# 877757 DEEDWARR
06/24/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20220624-0072652

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2022

Notary Public

MY COMMISSION EXPIRES 11/19/2025 (AFFIX SEAL)

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arden Clark and Drue Clark	New Owner	095-03-0-050
(NAME) 2320 Sweetwood Road	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, WE,

GARRY W. MEDLIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARDEN CLARK and DRUE CLARK , 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:

Being all of Lot No. 123 on the Map of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, reference hereby made for a more complete description of said property.

Garry W. Medlin

Being the same property conveyed to Hilary E. Medlin and wife, Christine Medlin by Deed dated January 14, 1977 from Harold L. Wilkerson, and wife Nancy Ellen Wilkerson, recorded January 14, 1977, in Book 5106, Page 30, in the Official Records of Davidson County, Tennessee. The said Hilary Everett Medlin having died intestate on October 1, 2016 vesting the subject property to Christine Medlin as sole surviving spouse. The said Christine Medlin having since died intestate on March 26, 2021 vesting property in Garry W. Medlin as sole surviving heir of Christine Medlin.

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 *Improved* property is commonly known as: 2320 Sweetwood Road, Nashville, TN 37214

LT&E File #19266

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/our hand(s) this 17th day of June, 2022

Garry W. Medlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2022, before me personally appeared Garry W. Medlin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2022.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #19266

Certificate of Authenticity

I, Joshua A. Terry, 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 6/17/22.

Affiant Signature

6/17/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/17/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON