MAIL TAX BILLS RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17593-DS

Karen Johnson Davidson County
Batch# 879575 DEEDWARR
06/28/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20220628-0074509

Name and Address of New Owner:
Allen Bruce Fields, Jr. and Tina Jennings Fields
510 Candon Drive
Nashville TN 37220
Send Tax Bills To:
Same as Above

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 095-04-0-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kristen Troglione, married, by and through her Attorney in Fact, Steven Disser,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allen Bruce Fields, Jr. and Tina Jennings Fields, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Eva-Mor Heights, of record in Plat Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 85 feet on the Northerly side of Crossfield Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Margaret Nolen Clark by Warranty Deed from Ruth Nolen Kennedy and Virginia Nolen Rader, of record in Book 9501, page 728, Register's Office for Davidson County, Tennessee, dated September 23, 1994 and recorded on October 25, 1994. (Value or consideration shown in aforementioned deed $40,000.00.)

Being the same property conveyed to Harry G. Clark, Jr. from Margaret N. Clark of record in Book 10230, Page 252 in Register's Office for Davidson County, Tennessee, dated October 02, 1996 and recorded on October 18, 1996. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Harry G. Clark, Jr. and wife, Margaret Nolen Clark, Trustees U/A/D June 11, 1998 of the Clark Joint Revocable Living Trust Agreement and any Successors in Trust, of record in Book 10980, Page 800 in Register's Office for Davidson County, Tennessee, dated June 11, 1998 and recorded on June 17, 1998. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Harry G. Clark, Jr., Trustee, Decedent's Trust, U/A/D June 11, 1998 (and Restated February 18, 2000) of the Clark Decedent's Trust and any Successors in Trust by Quitclaim Deed from Harry G. Clark, Jr., Trustee, U/A/D June 11, 1998 (and Restated February 18, 2000) of record in Instrument No. 20061208-0151871 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on December 08, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Anne Margaret Clark by Quitclaim Deed from Cumberland Trust and Investment Company, in its capacity as Trustee the Harry G. Clark, Jr. and Margaret Nolen Clark Trust dated June 11, 1998,of record in Instrument No. 20120731-0067485 Register's Office for Davidson County, Tennessee, dated July 12, 2012 and recorded on July 31, 2012. (Value of consideration shown in aforementioned deed $ 0.00.)

Being the same property conveyed to Kristen Troglione, married, by Quitclaim Deed from Anne Margaret Clark, unmarried, of record in Instrument No. 20220502-0050931 Register's Office for Davidson County, Tennessee, dated April 26, 2022 and recorded on May 02, 2022. (Value of consideration shown in aforementioned deed $0.00.)

Being improved property known as: 2504 Crossfield Dr., Nashville, TN 37214

This is NOT the principal residence of the Grantor named hereinTHIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2022.

Kristen Troglione by Steven Disser, her attorney in fact (SEAL)
Kristen Troglione by Steven Disser, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Steven Disser,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kristen Troglione,** and acknowledged that she executed the same as the free act and deed of the said **Kristen Troglione.**

Witness my hand and official seal this 10th day of June, 2022.

My Commission Expires: 10/2/23

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $292,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of June, 2022.

Notary Public
My commission expires: 10/2/23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. GNT-22-2238

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/10/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/10/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 **day of** June, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM