Karen Johnson Davidson County
Batch# 881442 DEEDWARR
06/29/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220629-0075575

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

37126

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

DM-BMR-22-1223

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)
Kristin Clark and Christopher Michael Clark	Capstar Bank	
(NAME) 1223 4th Ave N	(NAME) 2002 Richard Jones Rd #300A	082 09 0Q 029.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville TN 37215	
(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, **MARCY ANN VLACHOS, A MARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIN CLARK AND CHRISTOPHER MICHAEL CLARK, WIFE AND HUSBAND**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1223 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in instrument No. 20070619- 0073328, Instrument No. 20080122-0006730; Instrument No. 20080606-0058487; Instrument No. 20100625-0049730; as Affidavit of Lost Assignment recorded in Instrument No. 20101116-0091680; as Transfer of Declarant Rights recorded in Instrument No. 20110128-0008010; as amended and Restated in Instrument No. 20120824-0076410; as amendment to amended and restated Master Deed recorded in Instrument No. 20130411-0035975; Instrument No. 20130718-0074552; Instrument No. 20150130-0009095 and Instrument No. 20160119-0004667, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements. rights, and interest in favor of other unit owners, and all Sewer, water, electrical, telephone, and other utility easements now or hereafter established over through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A- I to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to Marcy Ann Vlachos, a married woman, by Warranty Deed from Cory N. Mathis, a married man of record in Instrument No. 20181113-0111587, in the Register's Office of Davidson County, Tennessee, dated November 09, 2018 and recorded on November 13, 2018. The aforementioned property has never been the principle marital residence for the grantor and his/her spouse.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Parcels 306, 307 & 312 Part of Lots 47, 48 & 49, D.T. McGavocks 1st Add, as recorded in Plat Book 7900, Page(s) 323.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4th and Monroe, a Condominium of record in Instrument No. 20070619-0073328, as amended in Instrument No. 20080122-0006730; Instrument No. 20080606-0058487; Instrument No. 20100625-0049730; as Affidavit of Lost Assignment recorded in Instrument No. 20101116-0091680; as Transfer of Declarant Rights recorded in Instrument No. 20110128-0008010; as amended and Restated in Instrument No. 20120824-0076410; as amendment to amended and restated Master Deed recorded in Instrument No. 20130411-0035975; Instrument No. 20130718-0074552; Instrument No. 20150130-0009095 and Instrument No. 20160119-0004667; also subject to easements, rights and interests in favor of other unit

owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Dumpster, recorded in Instrument No. 20130528-0053582.
- Easement recorded in Instrument No. 20090721-0068097.
- Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20070320-0033396.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1223 4th Ave N, Nashville, Tennessee 37208**.

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 27 DAY OF JUNE, 2022.

Marcy Ann Vlachos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCY ANN VLACHOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

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 4/28/22.

George E. Mudter, Jr.
Dated 4/28/22

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.

Stacy L. Thomas
Notary Public
Dated 4/28/22

My commission expires 10/2/2023

