Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3086

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of July, 2022

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 889929 DEEDWARR
07/15/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220715-0081672

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Eugene Bright 741 Albar Drive Nashville, TN 37221	New Owner	142 09 0A 053.00

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,

Cynthia Ann Clark, an unmarried woman and Carroll Clark, II, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Eugene Bright, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Described property located in Davidson County, Tennessee, to wit: Unit Number 46-A on the Plan of Doral Country Villa Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5011, Page 395, and as amended in Book 5015, Page 251, and made applicable to Section 3, in Book 5119, Page 749, and further amended in Book 5124, Page 167, Registers' Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Doral Country Villa Condominiums, as of record in Book 5050, Page 48, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed by CASH DEED from Department of Housing and

Urban Development to Cynthia Austin, unmarried, recorded December 27, 2006, as Instrument No. 20061227-0159156 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $100,000.00.

BEING the same property conveyed by Quit Claim Deed from Cynthia Clark formerly known as Cynthia Austin to Carroll Clark II & Cynthia Clark, husband and wife, recorded April 29, 2019, as Instrument No. 20190429-009294 in Davidson County, Tennessee Register of Deeds. The said Cynthia Clark and Carroll Clark II having since divorced pursuant to an Agreed Final Decree of Divorce, Cause No. 40184, filed May 24, 2022 in the District Court, Gray County, Texas.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 741 Albar Drive, Nashville, TN 37221

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, his heirs and assigns forever; and we so covenant with the said GRANTEE 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, his 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.

Dated this the 6th day of July, 2022.

Cynthia Ann Clark

Carroll Clark, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of July, 2022, before me personally appeared Cynthia Ann Clark and Carroll Clark, II, 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 6th day of July, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

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 July 6 2022.

Affiant Signature

7/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON