WARRANTY DEED

Karen Johnson Davidson County
Batch# 905029 DEEDWARR
08/18/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220818-0093672

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-26-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary Alan Clark	Zachary Alan Clark	
(NAME)	(NAME)	
606 Gibson Drive	606 Gibson Drive	042 16 0 137.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 considerations, the receipt of which is hereby acknowledged, **we Randy Lance Sloan and Rubert Lee Sloan Jr.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Zachary Alan Clark, a single man and Alan B. Clark, a single man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 56 on the Plan of Blair Heights, Section VI, of record in Book 2331, Page 98, Register's Office for said County.

Said Lot No. 56 fronts 100 feet on the westerly side of Gibson Drive and runs back 390 feet on the south line and 409.53 feet on the northerly line to a dead line in the rear on which it measures 101.89 feet.
Being the same property conveyed to Rubert L. Sloan, Sr., and wife, Mildred W. Sloan by Warranty Deed from Lloyd C. Gardner, a single man, dated 05/06/1975 and recorded 05/08/1975, of record in Book 4910, Page 858, Register's Office for Davidson County, Tennessee.

The said Rubert Lee Sloan, Sr. died on 03/24/2018, leaving the said Mildred W. Sloan the sole surviving tenant by the entirety.

The said Mildred Irene Sloan died intestate on 02/01/2022, leaving the said Randy Lance Sloan and Rubert Lee Sloan, Jr. as his/her sole heirs at law as evidenced in File No. 22P665, Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2331, Page 98, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2490, Page 398, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 606 Gibson Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 11th day of August, 2022.

Randy Lance Sloan

Rubert Lee Sloan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Lance Sloan and Rubert Lee Sloan, Jr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of August, 2022.

Notary Public:
My Commission Expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Diane March,** 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 this the 11th day of August, 2022.

Affiant Signature
Date 08/11/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

