Karen Johnson Davidson County
Batch# 924736 DEEDWARR
10/03/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20221003-0108910

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$670,000.00.**

Emily E Klenk
Affiant

Subscribed and sworn to before me, this the 16th day of September, 2022.

M Boyd
Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adam C. Klenk **Emily E. Klenk**	**Liberty Financial a Division of ETFCU**	**Map 104-02-0 Parcel 097-00**
3183 Parthenon Ave.	**4401 Theater Drive**	
Nashville, TN 37203	**Evansville, IN 47716**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tommye Maddox Working, unmarried

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

Adam C. Klenk and Emily E. Klenk, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Revised Plan of West End Park, of record in Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 75 feet on the easterly side of Parthenon Street and runs back 165 feet on the northerly line and 142 feet on the southerly line to an alley and shows 31 feet on said alley.

Being all of the same property conveyed to Jackie K. Carson and wife, Frances Carson by Installment Deed dated November 12, 1962, from William E. McCreary and wife, Ethel Blackburn McCreary of record in Book 3462 Page 52, Register's Office for Davidson County, Tennessee. The said Jackie K. Carson having since died on July 19, 2003, leaving Frances Carson as the surviving tenant by the entirety. The said Frances Carson (being one and the same person as Frances Delorce Carson) having since died testate on February 21, 2020. The said property was devised to James Notley Maddox and Tommye Maddox Working pursuant to the Last Will and Testament of Frances Delorce Carson of record Case No. 20P627, Probate Court for Davidson County, Tennessee. The said property was further conveyed to Tommye Maddox Working by Quitclaim Deed dated March 12, 2021, from James Notley Maddox and Tommye Maddox Working of record in Instrument No. 20210323-0037925, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 421, Pages 82 and 83, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 647, Page 310, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (_____) property, known as **3183 Parthenon Ave., Nashville, TN 37203**

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 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 **16th** day of **September, 2022.**

Tommye Maddox Working

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tommye Maddox Working,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **September, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

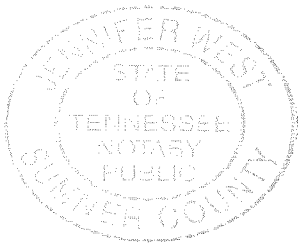
My Commission Expires: 12/16/24

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 October 3, 2022.

Mike Boyd, Esq.
Date: October 3, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of October, 2022.



Notary Public
My commission expires: 10/23/2023