Karen Johnson Davidson County
Batch# 931168 DEEDWARR
10/18/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20221018-0113800

WARRANTY DEED

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Clear Blue Equity, LLC	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) **241 Ben Allen Road**	(NAME)	061 00006100
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patrick Neal Clark, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Clear Blue Equity, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, known as parts of Lot 3 and 4 on the Map of the Real Estate of William Phillips, deceased, as of record in Book 57, Page 21, in the Register's Office for Davidson County, Tennessee, and being shown as the Southeast part of a tract of 24.88 acres surveyed off the East part of Alex Perry's Maplewood Lands, and shown on a survey by Eric Drake, County, Surveyor, made in January, 1921, and described as follows:

Beginning at a point in the center line of a Boulevard or Road, running through said Maplewood Tract, at the Southeast corner of said 24.38 acre tract and the Southwest corner of a tract of 35.62 acres shown on said survey; thence with the center of said Boulevard or Road, North 83 degrees 15 minutes West 100 feet to a point; thence leaving said Road, North 15 degrees 45 minutes East 200 feet to a point; thence South 83 degrees 15 minutes East 100 feet to the line between the above mentioned two tracts; thence with the line between said tracts South 5 degrees 45 minutes West 200 feet to the point of beginning.

Being the same property conveyed to Patrick Neal Clark, unmarried, by virtue of that certain Special Warranty Deed dated October 4, 2009, and being of record at Instrument No. 20091020-0096798 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that this is not his marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 241 Ben Allen Rd, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 11th day of October, 2022.

Patrick Neal Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Patrick Neal Clark** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of October, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 10/11/2022 (date of document).

Affiant Signature

10/11/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of OCTOBER, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

