Karen Johnson Davidson County
Batch# 935424 DEEDWARR
10/28/2022 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,696.30
20221028-0116966

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024
(AFFIX SEAL)

LISA VIRDEN — STATE OF TENNESSEE NOTARY PUBLIC — WILSON COUNTY

File #22-DM-0305-307

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erin V. Mitchell and Brian Terry Jacobs	Address of New Owner	
(NAME)	(NAME)	**093 06 1E 301.00**
42302 Dexter Line		
(ADDRESS)	(ADDRESS)	
Union, Ontario, Canada N0L2L0		
(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, **STEPHEN R. CLARK, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN V. MITCHELL, AN UNMARRIED PERSON, AND BRIAN TERRY JACOBS, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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:

305 Church Street, Unit 307, Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument Number 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument Number 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument Number 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument Number 20060731-0092812, Register's Office for Davidson County, Tennessee; and by Fourth Amendment to Master Deed, of record as Instrument Number 20060907-0110529; by Fifth Amendment to Master Deed, of record as Instrument Number 20061013-0127441 and Instrument Number 20061027-0133858; and by Sixth Amendment to Master Deed, of record as Instrument Number 20180315-0024341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen R. Clark, a married man, by Warranty Deed from Nicholas I. Jones, Trustee of the Nicholas I. Jones Revocable Living Trust and Lillian O. Jones, Trustee of the Lillian O. Jones Revocable Living Trust, of record in Instrument No. 20160329-0029328, in the Register's Office for Davidson County, Tennessee, dated March 7, 2016 and recorded on March 29, 2016.

This conveyance is subject to:

* Master Deed establishing The Banner Block Condominiums of record in Instrument No. 20050527-0060419, as amended by instrument(s) of record in Instrument Nos. 20050927-0115946; 20060728-0091581; 20060731-0092812; 20060907-0110529; 20061013-0127441; 20061027-0133858 and 20180315-0024341, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374; Book 8421, Page 587 and Book 9208, Page 613, said Register's Office.
* Ordinance No. 097-755 recorded in Book 10512, Page 464 and Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **305 Church Street, #307, Nashville, TN 37201**.

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 25th day of October, 2022.

Stephen R. Clark by C. Loy Carney, Attorney In Fact
Stephen R. Clark by C. Loy Carney, his Attorney-In-Fact

Larenne Clark by C. Loy Carney, Attorney In Fact
Larenne Clark by C. Loy Carney, his Attorney-In-Fact

The said Larenne Clark, spouse of Stephen R. Clark, joins herein to convey any and all interest, marital or otherwise, that Larenne Clark may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN R. CLARK and LARENNE CLARK, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN R. CLARK and LARENNE CLARK.

Witness my hand, at office, this 25th day of October, 2022.

Notary Signature
My commission expires:

KAZ ARBOGAST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/25/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/25/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 **day of** October, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM