Karen Johnson Davidson County
Batch# 947210 DEEDWARR
12/05/2022 09:16:20 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20221205-0126515

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042870**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, v for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2022. Notary Public My Commission Expires: 12/22/26

Vanessa M. Allen NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

WARRANTY DEED

Address New Owner: Adalberto Ajualip Tista 1524 Emerald Bay Blvd Whites Creek TN 37189	Send Tax Bills To: USBank 4801 Fredenca Street Owensboro KY 42301	Tax Information: Tax Parcel ID No. 049 12 0A 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Charles Clark Jr. and Cherese Clark-Wilson and Lauryn Clark as the Heirs and beneficiaries of the Estate of Charles Clark, Jr.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adalberto Ajualip Tista**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Prestwick Place, of record in Plat Instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles Clark Jr. and wife Beverly L. Clark, by Warranty Deed from Ricky Earps, of record in Instrument No. 20041130-0142168, in the Register's Office of Davidson County, Tennessee, dated November 24, 2004 and recorded on November 30, 2004.

Being the same property conveyed to Charles Clark, Jr., unmarried, by Quitclaim Deed from Beverly L. Clark, unmarried, of record in Instrument No. 20130425-0041318, in the Register's Office of Davidson County, Tennessee, dated April 24, 2013 and recorded on April 25, 2013. The said Charles Clark, Jr., died on October 05, 2021, intestate. See Probate Case Number 21P2128, Davidson County, Circuit Court.

Cherese Clark-Wilson and Lauryn Clark being his only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 20221205-0126515. Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Prestwick Place "Cluster Lot Subdivision", as recorded in Plat Instrument No. 20040723-0088164 and Affidavit recorded at Instrument No. 20040922-0113905.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040831-0104880.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20031222- 0181826.

This is improved property located at 1524 Emerald Bay Blvd Whites Creek TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2022.

Estate of Charles Clark, Jr.

BY: Cherese Clark-Wilson, Administrator

Cherese Clark-Wilson

Lauryn Clark

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cherese Clark-Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator for the Estate of Charles Clark, Jr., the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30 day of November, 2022.

Notary Public
My Commission Expires: 2/6/2025

KATHERINE COLLINS
Notary Public, Georgia
Dekalb County
My Commission Expires
February 06, 2025

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cherese Clark-Wilson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2022.

Notary Public
My Commission Expires: 2/6/2025

KATHERINE COLLINS
Notary Public, Georgia
Dekalb County
My Commission Expires
February 06, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauryn Clark, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2022.

Notary Public
My Commission Expires:

SHIRA KING REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025