WARRANTY DEED

Karen Johnson Davidson County
Batch# 954385 DEEDWARR
12/22/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221222-0132017

MICHELLE LEE REPPERT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December 2022

Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Ave S, Ste 200
Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neil Clarke and Anita Clarke	SAME	143-3-0D-142.00 CO
(NAME)	(NAME)	
142 Harpeth Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/we, **The Estate of Louise McDonald Knowles,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Neil Clarke and Anita Clarke, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 142 on the plan of Harpeth Trace Highrise, of record in Book 5050, Page 47, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Highrise, a horizontal property regime established by Master Deed of record in Book 5116, Page 751 as amended in Instrument No. 20201022-0122867, said Register's Office.

Being the same property conveyed to MRS. LOUISE KNOWLES, by deed from HARPETH GLEN CORP., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, dated September 16, 1977, of record in Book 5198, Page 365, said Register's Office.

LOUISE KNOWLES AKA LOUISE MCDONALD KNOWLES died testate on or about September 29, 2021. Pursuant to the terms of her will of record in Docket No. 21P21111 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Personal Representative has full power of disposition over said property. Robert L. McDonald was appointed Personal Representative and given authority to administer and convey real estate held by the said probate estate by an order from the above mentioned court on March 3, 2022.

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 ☒ 142 Harpeth Trace, Nashville, TN 37221

(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 19 day of December 2022.

Robert L. McDonald

Robert L. McDonald, Personal Executor of the Estate of Louise McDonald Knowles

State of Georgia)
County of Fayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. McDonald, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19 day of December, 2022.

My Commission Expires: 3-25-2024

Notary Public:

RETURN TO:
Phoenix Title Services, LLC
121 1st Ave S, Ste 200
Franklin, TN 37064-6300

APRIL WILLIAMS
NOTARY PUBLIC
EXP. MARCH 25, 2024
FULTON COUNTY, GA

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 19th day of December, 2022

K. Thomas Sidwell
Date: 12/19/22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of December, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

