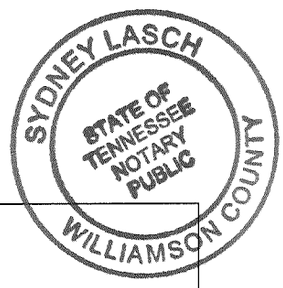
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11997-2022



WARRANTY DEED

Karen Johnson Davidson County
Batch# 954777 DEEDWARR
12/22/2022 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221222-0132315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of Dec. 2022

NOTARY PUBLIC

My commission expires: 1/19/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew McCarron and Anna Clayton-McCarron 900 Dove Ridge Cir Nashville, TN 37221	Pinnacle Bank 150 3rd Ave S #1000 Nashville, TN 37201	141-06-0A-080-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER LEARD CLARK AND CHERYL CLARK, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW MCCARRON, AN UNMARRIED MAN AND ANNA CLAYTON-MCCARRON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Final Plat of Section Six (6), Poplar Ridge, a Planned Unit Development of record in Plat Book 9700, page 571, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Leard Clark and Cheryl Clark, Husband and Wife, Joint Tenants with the Common Law Right of Survivorship from Christopher Leard Clark, Sole Owner, by Warranty Deed dated 09/09/2015 and recorded 09/15/2015 in Instrument No. 20150915-0093604, Register's Office of said County.

This conveyance is made subject to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 900 Dove Ridge Circle, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this ~~20th~~ 19th CC day of December, 2022

GRANTOR(S)

Christopher Leard Clark

Cheryl Clark

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Okaloosa

Personally appeared before me, a Notary Public, Christopher Leard Clark and Cheryl Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19 day of December, 2022.

Notary Public

Jelata Mathis
Printed Notary Name

My commission expires: 7/30/2026

JELATA MATHIS
Notary Public - State of Florida
Commission # HH 276179
My Comm. Expires Jul 30, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Robin White, 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 December 20, 2022 (date of document).

Affiant Signature

12-20-22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

