(Return to:)

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way, Suite 115 Brentwood, TN 37027 P23-13757-BW	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 268,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 2023 Notary Public MY COMMISSION EXPIRES: 3/7/26 (AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEE

Karen Johnson Davidson County
Batch# 960451 DEEDWARR
01/12/2023 09:46:01 AM 2 pgs
Fees: $13.00 Taxes: $991.60
20230112-0002684

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Scott Andrew Crossley and Erica Jan Briscoe		
1018 17th Avenue South	New Owner	104-04-0D-008-00
Nashville, TN 37212-2218		
(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, WE, **Richard A. Clark, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Andrew Crossley and Erica Jan Briscoe, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4, on the Plan of Horizontal Property Regime for the Plan of Lincoln Court, as recorded in the Master Deed of record in Book 6942, page 585 and amended in Book 7357, page 854, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more particular description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to James M. Rink and wife, Lynnmarie Rink by Warranty deed from William Moss and wife, Pansy Moss of record in Instrument No. 20070207-0016330 Register's Office for Davidson County, Tennessee, dated February 6, 2007 and recorded on February 7, 2007.

Being the same property conveyed to Richard A. Clark by Deed in Lieu of Foreclosure deed from James M. Rink and Lynnmarie Rink Hrovat of record in Instrument No. 20210729-0101968 Register's Office for Davidson County, Tennessee, dated June 2, 2021 and recorded on July 29, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1018 17th Avenue South, Nashville, TN 37212**

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 our hands this the 9th day of JANUARY, 2023.

Richard A. Clark

Richard A. Clark

STATE OF CA
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard A. Clark,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of January, 2023.

My Commission expires: 6-14-2024

Notary Public

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024