Karen Johnson Davidson County
Batch# 966310 DEEDWARR
02/01/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230201-0007540

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 62990
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Clark Holly Clark 5033 Darlington Drive Nashville, TN 37211	new owner

TAX MAP PARCEL NUMBERS: 1470901600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shannon C. Stegall, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Clark and Holly Clark, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Darlington Place of record in Book 6200, page 544, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon C. Stegall, unmarried, by Warranty Deed from Samuel Wayne Talley and wife, Sarah Carolyn Talley, dated May 28, 2010 and recorded on June 2, 2010, of record in Inst. No. 20100602-0042443, Register's Office for Davidson County, Tennessee.

Joe Schutt, spouse of Shannon C. Stegall, joins in the execution of this instrument soley to convey any and all marital interest he may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6200, page 544, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; and Deeds for sanitary sewer to the Metropolitan Government of Nashville and Davidson County, of record in Book 7416, page 257 and Book 7416, page 276, said Register's Office.

This is improved property, known as 5033 Darlington Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of February, 2023.

Shannon C. Stegall

Joe Schutt

State of Tennessee

County of Davidson

On this 1st day of February, 2023, before me the undersigned authority, personally appeared Shannon C. Stegall and Joe Schutt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of ~~Davidson~~ Williamson TN

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

Sworn and subscribed before me this 1st day of February, 2023.

Notary

My Commission Expires: _____

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Scott Hubbard, 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

2/1/23.

Date

Affiant Signature

February 1, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 1st day of February, 2023

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON