

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $659,000.00.

Christine Marra
Affiant

Sworn to and subscribed before me this 2nd day of February, 2023.

Notary Public
My Commission Expires: 2/28/25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 968321 DEEDWARR
02/07/2023 11:17:44 AM 3 pgs
Fees: $18.00 Taxes: $2,438.30

20230207-0008845

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jacob B. Jeffers and Kaitlin A. Jeffers	6368 Ivy Street	Owner New Owners	
6368 Ivy Street			**091-06-0-135.00**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Anthony James Clark and Anika Clark, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JACOB B. JEFFERS AND KAITLIN A. JEFFERS, HUSBAND AND WIFE,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the 0.22 acre Lot on the Plan of Jerry Smith Subdivision of record in Plat Book 8250, Page 815, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Previously described as: Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Ivy's Re-Subdivision of Lots No. 4 and 85.6 feet of Lot 3 on the Re-Subdivision of Lot No. 21 of the B.F. Cockrill Farm, not of record, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Jerry W. Smith and wife, Darlene C. Smith by Warranty deed from James Craig and wife, Evelyn Craig and Troy Slay and wife, Marie Slay of record in Book 10368, page 353, Register's Office for Davidson

County, Tennessee, dated February 27, 1997 and recorded on March 4, 1997.

Being the same property conveyed to Anthony James Clark and Anika Clark, husband and wife by Warranty deed from Jerry W. Smith and wife, Darlene C Smith of record in Instrument No. 20211004-0133372 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on October 4, 2021.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

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

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 815, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of February, 2023.

Anthony James Clark

Anika Clark

STATE OF CALIFORNIA)
COUNTY OF _____)

see attached
Am

Personally appeared before me, _____, the undersigned, a Notary Public, in and for said State and County, **Anthony James Clark and Anika Clark, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, California, this the 1st day of February, 2023.

NOTARY PUBLIC
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On February 1, 2023 before me, R Mehta, Notary Public
(insert name and title of the officer)

personally appeared Anthony James Clark and Anika Clark,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. MEHTA
COMM. #2377194
NOTARY PUBLIC – CALIFORNIA
VENTURA COUNTY
My Commission Exp. Oct. 28, 2025

Signature R Mehta (Seal)