


State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$465,000.00.**

Affiant

Subscribed and sworn to before me, this the 14 day of February, 2023.

Notary Public

My commission expires: 9-6-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**LIONSGATE TITLE & ESCROW, LLC**
**1707 Fairview Boulevard, Suite 101 E**
**Fairview, TN 37062**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **JACK EASON** | **MOVEMENT MORTGAGE, LLC** | 083-01-0-014.00 |
| **1212 Laurent Street** | **8024 CALVIN HALL ROAD** | Karen Johnson Davidson County<br>Batch# 970987 **DEEDWARR**<br>02/15/2023 09:49:55 AM 2 pgs<br>Fees: $13.00 Taxes: $1,720.50<br>20230215-0010945 |
| **Nashville, TN 37206** | **INDIAN LAND, SC 29707** | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**MICHAEL CLARKSON, AN UNMARRIED MAN**

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JACK EASON, AN UMARRIED MAN**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN HICKMAN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

**Land in Davidson County, Tennessee, being the south 51 feet front and 49 feet 10 inches rear of Lot No. 27, as shown on the map entitled Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Said part of Lot No. 27 fronts 51 feet on the west side of Laurent Street, formerly Kline Avenue, and runs back between lines 200 feet to an alley in the rear, on which it measures 49 feet 10 inches.**

**Being the same property conveyed to MICHAEL CLARKSON, AN UNMARRIED MAN, by deed from MARIA D. TORO, AN UNMARRIED WOMAN, of record in Instrument No. 20210416-0051384, dated April 1, 2021, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1212 Laurent Street, Nashville, TN 37206.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 10th day of February, 2023.

Michael Clarkson by: Cara Clarkson as Attorney-in-Fact
MICHAEL CLARKSON
BY CARA L. CLARKSON, HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, CARA L. CLARKSON, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said CARA L. CLARKSON, to me known to be the person who executed the same as the free act and deed of the said MICHAEL CLARKSON, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said MICHAEL CLARKSON, and appearing of record in Instrument NO. 20230209-0009686 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 10th day of February 2023.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 5-9-2023