Karen Johnson Davidson County
Batch# 996753 DEEDWARR
04/27/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,444.70
20230427-0030840

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $931,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of April, 2023

(Affix Seal) Notary Public

My Commission Expires: _____

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

2023-04-803

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michelle Elaine Carlisle 1123 Douglas Avenue Nashville, TN 37206	NEW OWNER	Map/Parcel 072-13-0-419.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Meagan B. Clark, formerly known as Meagan B. Rutherford**, a married woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Michelle Elaine Carlisle, an unmarried person,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the West half of Lot No. 6, on the Plan of Sharpe and Horn's Fourth Addition, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee. Said part of lot fronts 50 feet on the North side of Douglas Avenue, formerly Hinton Street; and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Meagan B. Rutherford by Warranty deed from Deborah Peters-Thomas, unmarried, and Amy Georgiades, unmarried of record in Instrument No. 20070103-0001362 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on January 03, 2007.

Jordan A. Clark, spouse of Meagan B. Clark, formerly known as Meagan B. Rutherford, joins in this conveyance for the purpose of transferring any and all right, title and interest he may have in the property conveyed herein.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1123 Douglas Avenue, 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 26 day of April, 2023:

Jordan A. Clark

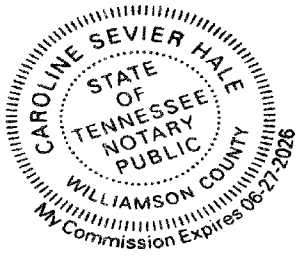
Meagan B. Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of April, 2023, before me personally appeared Jordan A. Clark and Meagan B. Clark, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of April, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 April 26, 2023.

Date

Affiant Signature

April 26, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of April, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025