THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444418** Karen Johnson Davidson County Batch# 1007882 **DEEDWARR** 05/25/2023 02:15:11 PM 2 pgs Fees: $13.00 Taxes: $3,326.30 20230525-0039608	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $899,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2023. Notary Public My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-02-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Tax Parcel ID No.
Gloria B. Herring and Jordan L. Herring 4205 Aberdeen Road Nashville TN 37205	Synovus Bank P.O. Box 2868 Columbus, GA 31902-2868	103 12 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged **Jason Clarke and Courtney Clarke, husband and wife.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gloria B. Herring and Jordan L. Herring, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:
Tract I: Being the rear part of Lot No. 54, Block "I", Cherokee Park, Third Section, as of record in Book 843, Pages 2 and 3, described as follows: Beginning at a point in the Northerly line of Lot No. 54 at the common corner of Lots 57 and 58; thence with the line between Lots 54 and 58 in a Southeasterly direction 75.88 feet to a utility post; thence with the line between Lots 53 and 54 in a Westerly direction, 66 feet (erroneously referred to as 75.88 feet in a prior conveyance) to a point; thence in a Northerly direction 60 feet to the point of beginning.

Tract II: Being Lot No. 58 of Block "I" on the Map of Cherokee Park Third Section, of record in Book 843, Pages 2 and 3, said Lot No. 58 fronts 60 feet on the South Side of Aberdeen Road and runs back between lines, 132.67 feet on the Westerly line and 187.62 feet on the Easterly line, to a dead line on which it measures 79.99 feet.

Being the same property conveyed to Courtney K. Davis, an unmarried woman and Jason Clarke, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Marco L. Davila and Rebeca Palacio, Husband and Wife, of record in Instrument No. 20150727-0073533, in the Register's Office of Davidson County, Tennessee, dated July 23, 2015 and recorded on July 27, 2015.

Courtney K. Davis and Courtney Clarke are one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park, Third Section, as recorded in Book 843, Pages 2 and 3.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4205 Aberdeen Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2023.

Jason Clarke

Courtney Clarke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Clarke and Courtney Clarke, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2023.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026