Karen Johnson Davidson County
Batch# 1014046 DEEDWARR
06/12/2023 02 45 03 PM 2 pgs
Fees $13 00 Taxes $1,942 50
20230612-0044683

WARRANTY DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

File No DH-23-4403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jonathan Borinsky and Savannah Lane	new owner	
(NAME) 1433 McGavock Pike	(NAME)	072-08-0E-001 00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Russell Graham Clark, an unmarried man, and Emma C. Clark, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Borinsky and Savannah Lane, married to each other**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Declaration Establishing a Horizontal Property Regime for the Townhomes at 1433 McGavock Pike, as shown on Exhibit "B", a Horizontal Property Regime with Private Elements of record in Instrument No. 20200826-0096799 and Amendment Instrument No. 20211207-0162343, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate property description.

Being the same property conveyed to Russell Graham Clark and Emma C. Clark, as joint tenants with right of survivorship by Warranty deed from Scott F. Hardesty and William E. Hardesty of record in Instrument No. 20201209-0143508 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 09, 2020.

This is property more commonly known as 1433 McGavock Pike, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their 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

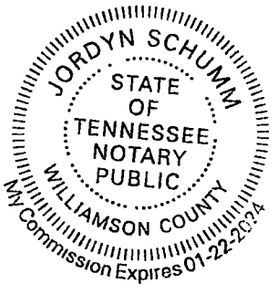
Witness my/our hand this 9th day of June, 2023.

Russell Graham Clark

Emma C. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2023, before me personally appeared Russell Graham Clark and Emma C. 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



Notary Signature
My commission expires:

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DH-TAC-23-1433