Karen Johnson Davidson County
Batch# 1024860 DEEDWARR
07/11/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230711-0053085

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

JM-CRE-23-7053

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
William Thomas Clark and Mica Hope Clark	**NEW OWNER**	
(NAME) **7053 Sunnywood Dr**	(NAME)	**173-09-0A-356.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY SIAMI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM THOMAS CLARK AND MICA HOPE CLARK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 290 on the Plan of Phase Five, Lenox Village, of record in Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Siami, unmarried by Warranty deed from Katie Merrick, unmarried of record in Instrument No. 20170530-0053696, Register's Office for Davidson County, Tennessee, dated May 21, 2017 and recorded on May 30, 2017.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument Number 20050120-0007427, Register's Office of Davidson County, Tennessee.
- Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, and supplemented in Instrument No. 20040526-0062221, Register's Office for Davidson County, Tennessee.
- Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws of Lenox Village Neighborhood Association, Inc. appended thereto, in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062220, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, as corrected in Instrument No. 20050113-0005133, and amended in Instrument No. 20070103-0001284, Instrument No. 20080326-0030449, Instrument No. 20070830-0104306, Instrument No. 20070924-0113721 and Instrument No. 20220228-0022407 and Instrument No. 20070103-0001289, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20040305-0025146, Register's Office for Davidson County, Tennessee.
- Easement to Metro in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.
- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20130605-0057294, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and / or Public Street Right of Way of record in Instrument No. 20130927-0101913 , in the Register's Office for Davidson County, Tennessee.
- Quitclaim for Open Space of record in Instrument No. 20050307-0024730, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7053 Sunnywood Dr, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 10th DAY OF JULY, 2023.

Emily Siami

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY SIAMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 10, 2023.

J. Carlton Drumwright

July 10, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 10, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY