Name and Address of New Owner:
BTS Real Estate, LLC
5016 Centennial Blvd. Ste. 200
Nashville, TN 37209

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1038079 DEEDWARR
08/14/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20230814-0063062

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-06-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Quint C. Clark, III, Kimberly Clark, Terrie Smith and Robbie Henderson, heirs and beneficiaries of Quint C. Clark, Jr and wife, Emma J. Clark**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BTS Real Estate, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A 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. 6 on the plan of Cumberland Gardens, Section III, of record in Plan Book 2854, page 146, Register's Office for said County.

Being the same property conveyed to Quint Clark Jr and wife, Emma J. Clark by Warranty Deed dated July 19, 1974 from Thomas A. Allen, and wife, Eddie B. Allen, recorded July 19, 1974 in Book 4836, Page 17 in the Register's Office.

The said Emma J. Clark having since died on September 2, 2011, vesting fee simple title in the husband, Quint C. Clark, Jr. as surviving tenant by the entirety.

The said Quint C. Clark, Jr. having since died on February 13, 2023 being survived by four children, Quint Clark III, Kimberly Clark, Terrie Smith and Robbie Henderson as attested on Affidavit of Heirship of record in Instrument No. 20230809-0061808, Register's Office for Davidson County, Tennessee.

THIS PROPERTY ALSO KNOWN AS: 2605 VANCE AVENUE, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of August, 2023.

_____ (SEAL)
Quint C. Clark, III

_____ (SEAL)
Kimberly Clark

_____ (SEAL)
Terrie Smith

_____ (SEAL)
~~Ronnie Henderson~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2023, before me personally appeared Quint C. Clark, III, Kimberly Clark, Terrie Smith, Ronnie Henderson, 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 14th day of August, 2023.

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of August, 2023.

Notary Public
My commission expires: 3/3/25
File No. 2023-5978-MR

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 14, 2023 (date of document).

Regina Sullo
Affiant Signature

August 14, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 14th day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

