Karen Johnson Davidson County
Batch# 1040021 DEEDWARR
08/18/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $4,806.30
20230818-0064703

WARRANTY DEED

File No. EY-23-5004

STATE OF TENNESSEE
COUNTY OF DAVIDSON 37785

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 8, 2025

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
Patrick E. Burke and Elizabeth S. Burke	Capstar	
(NAME) 2000 Otter Valley Lane	(NAME) 2002 Richard Jones Road, Ste A300	145-09-0-005.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **Brian J. Clark and Cenaida A. Clark, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick E. Burke and Elizabeth S. Burke, husband and wife,** 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 Lot No. 22 on the Plan of Otter Creek Hills of record in Plat Book 2900, Page (s) 110 and 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

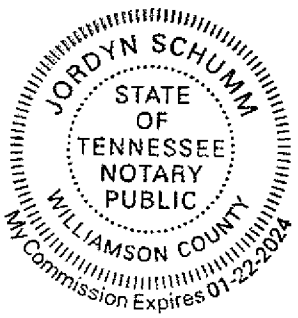
Being the same property conveyed to Brian J. Clark and Cenaida A. Clark, husband and wife by Warranty Deed from Evan Andrew Hackett and Ann Rice Hackett, husband and wife of record in Instrument No. 20200904-0101413 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on September 04, 2020.

This is property more commonly known as 2000 Otter Valley Lane, Nashville, TN 37215.

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 17th day of August, 2023.



Brian J. Clark

Cenaida A. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2023, before me personally appeared Brian J Clark and Cenaida A 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 17th day of August, 2023.

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/17/23 (date of document).

Affiant Signature

8/17/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY