Karen Johnson Davidson County
Batch# 1041584 DEEDWARR
08/23/2023 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20230823-0065858

Name and Address of New Owner:
Ivelis Clark and Chris Clark
3336 Lakeside Place
Nashville, TN 37076

Send Tax Bills To:
InterLinc Mortgage Services, LLC
5875 N. Sam Houston Pkwy W., Ste. 300
Houston, TX 77086

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

Map & Parcel No: 086-10-0-111

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, **Jennifer Cihi, in her capacity as Trustee of The Mary Mills Supplemental Needs Trust U/A/D November 9, 2022**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ivelis Clark and Chris Clark, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 10-B, as shown on the map entitled Zone Lot Division, Lots 6 thru 10 Lakeside Woods Estates, Section One, of record in Book 6250, page 854, amending Book 6200, page 213, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARY MILLS, by deed from RACHEL N. BENTLEY, A SINGLE PERSON, of record as Instrument No. 20170418-0037769, dated April 6, 2017, said Register's Office.

JENNIFER CIHI, IN HER CAPACITY AS CONSERVATOR OF MARY MILLS, further conveyed said property to JENNIFER CIHI, IN HER CAPACITY AS TRUSTEE OF THE MARY MILLS SUPPLEMENTAL NEEDS TRUST U/A/D NOVEMBER 9, 2022, by Quitclaim Deed of record as Instrument No. 20230425-0030224, dated April 21, 2023, said Register's Office. For further reference, see Letters of Conservatorship, and Order Approving Supplemental Needs Trust of record in Docket No. 2022PR121, in the Probate Court of Wilson County, Tennessee at Lebanon.

This property more commonly known as 3336 Lakeside Place, Nashville, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 21st day of August, 2023.

The Mary Mills Supplemental Needs Trust U/A/D November 9, 2022

By: _____ Trustee (SEAL)
Jennifer Cihi, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state mentioned, personally appeared Jennifer Cihi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of The Mary Mills Supplemental Needs Trust U/A/D November 9, 2022, the within named bargainor, Trust, and that such Jennifer Cihi as such Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of the The Mary Mills Supplemental Needs Trust U/A/D November 9, 2022 as Trustee.

Witness my hand, at office, this 21st day of August, 2023.

_____
Notary Signature
My commission expires:
(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $275,000.00, 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
21st day of August, 2023.

Notary Public
My commission expires:
File No. 2023-6225-SK

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 8/21/23.

Date

Celia Stewart-Rouse

Affiant Signature

8/21/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of August, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY