WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066016 DEEDWARR
10/30/2023 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231030-0084589

LR-P-23-627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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)
John D. Clark	**CapStar Bank**	
(NAME)	(NAME)	**091-05-0-230.00**
627 Nashua Lane	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(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, **TBKID, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN D. CLARK, A SINGLE MAN,** 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. 24 on the Plan of Section 2, Mosswood Heights, as shown on plat of record in Plat Book 4175, Page 155, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said Lot No. 24 fronts 51.0 feet on the westerly margin of Nashua Lane and extends back 125.0 feet on the northerly line and 125.0 feet on the southerly line to a dead line in the rear measuring 51.0 feet thereon.

Being the same property conveyed to TBKID, LLC, a Tennessee Limited Liability Company by Warranty deed from Kenneth R. Ford Sr. and Donna J. Ford, husband and wife of record in Instrument No. 20230825-0066728 Register's Office for Davidson County, Tennessee, dated August 18, 2023 and recorded on August 25, 2023.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 155, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4469, Page 735, 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: **627 Nashua Lane, Nashville, Tennessee 37209**.

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 27th DAY OF OCTOBER, 2023.

TBKID, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TBKID, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of October, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

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

True Copy Certification

I, **Tammy Carney,** 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 this the 27th day of October, 2023.

Tammy Carney
Affiant Signature
Date 10/27/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of October, 2023.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

