Karen Johnson Davidson County
Batch# 1074573 DEEDWARR
11/22/2023 12:52:30 PM 5 pgs
Fees: $28.00 Taxes: $780.70
20231122-0091100

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4447

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of November, 2023

Notary Public

Commission Expires: 1-6-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial, LLC 1313 Priest Woods Court Nashville, TN 37214	Music City Financial 828 Royal Pkwy #204 Nashville, TN 37214	108 16 0 203.00

WARRANTY DEED

FOR AND IN 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,
Derrick D. Caron and Brandon J. Clark, Trustees for The Derrick Caron and Brandon Clark Trust
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Music City Financial, LLC
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 25B, Zone Lot Division, Lots Nos. 24 and 25, Section 2, Revision of Lots 24, 25, and 30 of Section 2 of Lakeview Hills Subdivision, of record in Book 5800, Page 137, as revised in Book 6200, Page 11, and as amended in Book 5200, Page 754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from John C. Murray, unmarried to Derrick D. Caron, dated July 07, 2011 and recorded July 26, 2011, as Instrument No. 20110726-0056965 in Davidson County, Tennessee Register of Deeds.

BEING a portion of the same property conveyed by Quit Claim Deed from Derrick D. Caron to Derrick D. Caron and Brandon J. Clark, Trustees for The Derrick Caron and Brandon Clark Trust, dated October 09, 2017 and recorded October 09, 2017, as Instrument No. 20171009-0103192 in Davidson County, Tennessee Register of Deeds.

BEING a portion of the same property conveyed by Quit Claim Deed from Derrick D. Caron to Derrick D. Caron and Brandon J. Clark, Trustees for The Derrick Caron and Brandon Clark Trust, dated October 09, 2017 and recorded October 10, 2017, as Instrument No. 20171010-0103734 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1313 Priest Woods Court, Nashville, TN 37214

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 so 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.

Dated this the 21st day of November, 2023.

The Derrick Caron and Brandon Clark Trust dated April 14, 2017

By: David D Caron Clark, Trustee
Derrick D. Caron Clark, Trustee

By: Brandon J Clark, Trustee
Brandon J. Clark, Trustee

STATE OF ~~TENNESSEE~~ CA
COUNTY OF ~~DAVIDSON~~ Ventura

On this 21st day of November, 2023, before me personally appeared Derrick D. Caron Clark and Brandon J. Clark, Trustees of The Derrick Caron and Brandon Clark Trust dated April 14, 2017, 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 21st day of November, 2023.

Notary Signature
My commission expires: 5-29-26

MARTHA MURILLO
COMM. # 2404838
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MAY 24, 2026

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura } s.s.

On Nov 21, 2023 before me, Martha Murillo, Notary Public
(Name of Notary Public, Title)

personally appeared Derrick D. Caron Clark
(Name of Signer (1))

Brandon J. Clark
(Name of Signer (2))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARTHA MURILLO
COMM. # 2404838
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY.
My Commission Expires MAY 24, 2026

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
(Name(s) of Person(s) or Entity(ies) Signer is Representing)

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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Certificate of Authenticity

I, Holly A. Mason, 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 November 21, 2023.

Affiant Signature

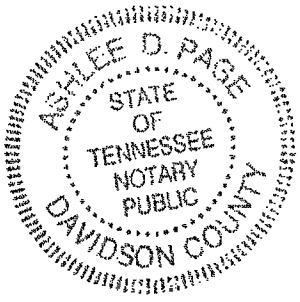
11/21/23
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026