PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1097710
02/05/2024 09:48:51 AM
Fees: $18.00 Taxes: $2,756.13

Davidson County
DEEDWARR
3 pgs

20240205-0007777

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 886950 795-0312 Stacy Scherer	The actual consideration or value, whichever is greater, for this transfer is $ 744,900.00 Affiant Subscribed and sworn to before me, this the 2nd day of February, 2024. Notary Public My commission expires: 9/30/2024 (Affix Seal)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Caroline R. Wasserman	NAME: New Owner
STREET ADDRESS: ~~5605B California Avenue~~ Nashville, TN 37209	STREET ADDRESS:
MAP & PARCEL NO.: 091-02-0-625-00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ashley Jo Clark and Thomas Gregory Clark, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Caroline R. Wasserman, a single woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1512, Block 47 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page (s) 172 and 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as: 5605B California Ave, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 27 day of November, 2023.

x _____
Ashley Jo Clark

x _____
Thomas Gregory Clark

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ashley Jo Clark, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27 day of November, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ELIZABETH NELSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 11-6-24

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Thomas Gregory Clark, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27 day of November, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ELIZABETH NELSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 11-6-24

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 1512, Block 47 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page (s) 172 and 173, 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 Thomas Gregory Clark and Ashley Jo Clark, husband and wife by Warranty Deed from Green Eggs and Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200528-0055305 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 28, 2020.