Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-295

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2024

Notary Public

Commission Expires: 9-7-2026

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1107595 DEEDWARR
03/05/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20240305-0015378

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alfred Anthony Medina and Ligia Maria Medina 1901 18th Avenue South Unit 104-M Nashville, TN 37212	Same	104-12-0A-013.00-CO

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,

Reese H. Clark and Caroline B. Clark, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alfred Anthony Medina and Ligia Maria Medina, husband and wife,

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 a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 104M, together with appurtenant common area, on the Plan of Magnolia Wedgewood Condominium, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Magnolia Wedgewood Condominium, of record in Book 6258, page 718; as amended in Instrument No. 20110202-0009142, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Master Deed, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the Plan of Magnolia Wedgewood Condominium, appearing as exhibit to said Master Deed, as amended, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Reese H. Clark and Caroline B. Clark, husband and wife by Warranty Deed from Matthew L. Harless of record in Instrument No. 20120123-0006260 Register's Office for Davidson County, Tennessee, dated January 13, 2012 and recorded on January 23, 2012.

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: 1901 18th Avenue South, Unit 104-M, Nashville, TN 37212

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 1st day of March, 2024.

Caroline B Clark

Caroline B. Clark

Reese H Clark

Reese H. Clark

STATE OF Texas
COUNTY OF Brazoria

On this 1st day of March, 2024, before me virtually appeared Caroline B. Clark and Reese H. 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 1st day of March, 2024.

Tamie Mason

Notary Signature Tamie Mason
My commission expires: 07/22/2027

NOTARY PUBLIC STATE OF TEXAS

Tamie Mason
ID NUMBER
132096776-5
COMMISSION EXPIRES
July 22, 2027

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, Theresa Smith, do hereby make oath that I am a licensed attorney and/or 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 March 1, 2024.

Affiant
Date: February 5th, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of February 2024

Notary Public

My Commission Expires: 5.14.25

