WARRANTY DEED

Karen Johnson Davidson County
Batch# 1110468 DEEDWARR
03/13/2024 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $2,290.30
20240313-0017292

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF March 2024

Notary Public

MY COMMISSION EXPIRES: 01/23/28

(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MST 2024-0174

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greogry Scott Brown and Ashley May Brown	Lincoln Home Loans	131-03-0C-201.00-CO
(NAME) 4400 Belmont Park Terrace Unit 201	(NAME) 40 Burton Hills Blvd #200	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Eric Walker Clark, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Scott Brown, a married man and Ashley May Brown, a married woman, as tenants by the entireties with the right of survivorship,** 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:

Land in Davidson County, Tennessee, being Site No. 201 on the Plan of Section Seven Arden Place of record in Plat Book 4955, Page 90, 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 Eric Walker Clark, an unmarried man by Warranty Deed from Debra K. Pope and Husband, George Wesley Pope, Jr. of record in Instrument No. 20201201-0139391 Register's Office for Davidson County, Tennessee, dated November 25, 2020 and recorded on December 01, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4955, Page 90, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Arden Place Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, as supplemented by First Supplemental

Declaration in Book 4819, page 564, Second Supplemental Declaration in Book 4916, page 277, Third Supplemental Declaration in Book 5019, page 942, Forth Supplemental Declaration in Book 5091, page 66, Fifth Supplemental Declaration in Book 5129, page 120, Sixth Supplemental Declaration in Book 5163, page 384, Seventh Supplemental Declaration in Book 5231, page 375, Eighth Supplemental Declaration in Book 5351, page 592 and Ninth Supplemental Declaration in Book 5514, page 636, and amended by First Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions in Instrument Number 20070816-0098235, Instrument No. 201408010069316, Instrument No. 201710170106296 and Instrument No. 20211229-0171164, Register's Office for Davidson County, Tennessee. Charter of Arden Place Home Owners Association, Inc. of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee. Conveyance of common area to Arden Place Home Owners Association, Inc., of record in Book 5163, page 388, Register's Office for Davidson County, Tennessee. Declaration of Boundary Line with Arden Place Home Owners Association, Inc., of record in Book 8813, page 398, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4400 Belmont Park Terrace Unit 201, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this 07 DAY OF MARCH, 2024.

Eric Walker Clark

Catrina Teruel joins this conveyance for the express purpose of relinquishing all her rights, title, and interest to said property, marital or otherwise.

Catrina Teruel

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Eric Walker Clark and Catrina Teruel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of March, 2024.

See Attached Certificate
Notary Public

My commission expires: _____

(SEAL)

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 San Diego)

On 7th March 2024 before me, Vanessa R. Davis, Notary Public
(insert name and title of the officer)

personally appeared Eric Walker Clark and Catrina Teruel,
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.

Signature _____ (Seal)

VANESSA R. DAVIS
COMM # 2334640
SAN DIEGO County
California Notary Public
Comm Exp Oct. 2, 2024

202403130017292

True Copy Certification

I, Yvette Meldrum, 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 March 12, 2024.

Signature
March 12, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this March 12, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON