Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER: Carlos M. Smith
1040 Cheyenne Blvd.
Madison, TN 37115

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 043-16-0-164.00

Karen Johnson
Batch # 1130071
05/02/2024 11:16:53 AM
Fees: $13.00 Taxes: $1,113.70
Davidson County
DEEDWARR
2 pgs
20240502-0032211

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Margaret G. Clark, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Carlos M. Smith, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 11 on the revised Plan of Arrowhead Estates, Section 1, of record in Book 4955, Page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Margaret G. Clark and Albert Alton Romberg, Jr., both unmarried, from Chris Wilson and Renee Wilson, husband and wife, by Deed recorded on November 10, 1997, in Book 10677, Page 603, Register's Office for Davidson County, Tennessee. Albert Alton Romberg, Jr., died intestate on September 10, 2002, leaving his interest in said property to Eric Romberg and Ehrlen Romberg, his only heirs at law, as stated in an Affidavit As To Heirs found of record in Instrument No. 20030731-0108842, said Register's Office. The said Eric Romberg and Ehrlen Romberg conveyed their 1/2 interest in said property to Margaret C. Clark by Quitclaim Deed recorded on May 16, 2003, in Instrument No. 20030516-0067195, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 1040 Cheyenne Blvd., Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 5154, Page 59, said Register's Office. Note: Said Restrictions expired on December 31, 2006.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of April 2024.

X
Margaret G. Clark

STATE OF Indiana
COUNTY OF Monroe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Margaret G. Clark, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 26th day of April 2024.

Notary Public
My Commission Expires: 11-29-27

REBECCA J VADAS
Notary Public - Seal
Monroe County - State of Indiana
Commission Number NP0631172
My Commission Expires Nov 29, 2027

STATE OF Indiana
COUNTY OF Monroe

The actual consideration or value, whichever is greater for this transfer is $301,000.00.

Affiant

Subscribed and sworn before me this 26th day of April 2024.

Notary Public
My Commission Expires: 11-29-27

REBECCA J VADAS
Notary Public - Seal
Monroe County - State of Indiana
Commission Number NP0631172
My Commission Expires Nov 29, 2027

File No. 2404-046