Karen Johnson Davidson County
Batch# 1131334 DEEDWARR
05/06/2024 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20240506-0033149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $407,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/29/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-10628-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Charles B. Clark	**NEW OWNER**	171-02-0A-130-00
239 Glenstone Circle		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sherry D. Hooten, unmarried and Alexandra Diane Hull, unmarried woman, all as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles B. Clark, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 130 on the Plan of Phase 3B, Brentwood Villa, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George E. Hooten and Sherry D. Hooten, husband and wife and Alexandra Diane Hull, an unmarried woman, all as joint tenants with right of survivorship by deed from Heather L. Nunn, an unmarried woman dated October 17, 2018 and recorded on October 26, 2018 in Instrument No. 20181026-0106237, in the Register's Office of Davidson County, Tennessee. The herein named George E. Hooten died on October 28, 2022.

Property Address: 239 Glenstone Circle, 130 Brentwood, TN 37027

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 239 Glenstone Circle Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on April 29, 2024}.

Sherry D. Hooten

Alexandra Diane Hull

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Maury DS

Personally appeared before me, a Notary Public of said County and State, Sherry D. Hooten and Alexandra Diane Hull, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 29, 2024.

Notary Public

My Commission Expires: 2/27/28

DELAYNA SISK
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

File #: 2024-10628-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4|29|24.

Affiant Signature

5|16|24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12|16|25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY