WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134441 DEEDWARR
05/14/2024 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20240514-0035332

File #24-TC-6436

(SEAL)

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 09/08/25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rodney E. Wilkins and Katherine A. Wilkins	**NEW OWNER**	
(NAME)	(NAME)	**115 14 0 030.00**
6441 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

BARBARA A. CLARK, AN UNMARRIED WOMAN, KATHRYN A. CLARK, AN UNMARRIED WOMAN, BYRON CLARK, II, A MARRIED MAN, AND HOLLY CLARK, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RODNEY E. WILKINS AND KATHERINE A. WILKINS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 713 on the Plan of WEST MEADE FARMS, INC., SECTION VII, as of record in Plat Book 2331, Page 13, Register's Office for said County, and described as follows:

Beginning at a point on the Northwesterly margin of Bresslyn Road, at the common corner of Lots 712 and 713; thence with the line between said lots, Northwesterly 447.9 feet to a point in the line of Lot 705; thence with the line between Lots 713 and 705, Westerly 208 feet to a point in the line of Lot 717; thence with the line between Lots 713 and 714, Southwardly 47 feet to a corner of Lot 714; thence with the line between Lots 713 and 714, Southeasterly 457.1 feet to the margin of Bresslyn Road; thence with the margin of the same, along a slight curve, Northeasterly 127 feet to the beginning.

Being the same property conveyed to Byron L. Clark and wife, Betty J. Clark, by Deed from West Meade Farms, Inc., a corporation organized under the laws of the State of Tennessee, of record in Book 2341, Page 481, in the Register's Office for Davidson County, Tennessee, dated February 2, 1955 and recorded on February 4, 1955. The said Byron L. Clark died on August 03, 1988 leaving Betty J. Clark as sole surviving tenant by the Entirety. Betty J. Clark died testate on December 31, 2001. David Y. Clark, as Executor of the Estate of Betty J. Clark, see Imaging Number 4617/851992, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to David Y. Clark, individually, by Executor's Special Warranty Deed from David Y. Clark, as Executor of the Estate of Betty J. Clark, and not further or otherwise, of record in Instrument No. 20021122-0145649, in the Register's Office for Davidson County, Tennessee, dated October 30, 2002 and recorded on November 22, 2002. The said David Y. Clark died on September 21, 2023, intestate, leaving subject property to Barbara A. Clark, Kathryn A. Clark, Byron Clark and Holly Clark, pursuant to Affidavit of Heirship of record in Instrument No. 20240423-0029178, said Register's Office. See also Probate Case No. 23P2028, in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms Inc., Section VII, as recorded in Plat Book 2331, Page(s) 13.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2340, Page 513, as amended in Book 2341, Page 221.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **HOLLY CLARK** as Attorney-in-Fact for **KATHRYN A. CLARK**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___202405140035331___, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **HOLLY CLARK** as Attorney-in-Fact for **BYRON CLARK, II**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202405140035330___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **6436 Bresslyn Road, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th day of May, 2024.

Barbara A. Clark by Holly Clark her Attorney-In-Fact
Barbara A. Clark

Kathryn A. Clark by Holly Clark her Attorney-In-Fact
Kathryn A. Clark by Holly Clark, her Attorney-In-Fact

Byron Clark II by Holly Clark his attorney-in fact
Byron Clark, II by Holly Clark, his Attorney-In-Fact

Holly Clark
Holly Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOLLY CLARK**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KATHRYN A. CLARK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KATHRYN A. CLARK**.

Witness my hand and official seal this **9th** day of **May**, **2024**.

Ronald H. Bice Jr
Notary Signature
My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOLLY CLARK**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BYRON CLARK, II**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BYRON CLARK, II**.

Witness my hand and official seal this **9th** day of **May**, **2024**.

Ronald H. Bice Jr
Notary Signature
My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2024, before me personally appeared Barbara A. 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 9th day of May, 2024.

Notary Signature
My commission expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2024, before me personally appeared Holly 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 9th day of May, 2024.

Notary Signature
My commission expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of May, 2024.

Affiant Signature

Date 5/10/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027