Karen Johnson Davidson County
Batch# 1149914 DEEDWARR
06/24/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $5,114.33
20240624-0046996

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547684**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,382,250.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2024

WARRANTY DEED

Address New Owner: Harold W. Clark, III 4309 Westlawn Drive Nashville TN 37209	Send Tax Bills To: New Owner 4309 Westlawn Dr. Nashville, TN 37209	Tax Information: Tax Parcel ID No. 103-08-0-147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tate Bailey, an unmarried woman, a 2/3 undivided interest and Michael Bailey and wife, Jennifer Bailey, a 1/3 undivided interest** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Harold W. Clark, III, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat Re-Subdivision of part of Lot # 337 on the Map of Richland Realty Company's West Lawn Subdivision, of record in Instrument No. 20190808-0078925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TATE BAILEY, A 2/3 UNDIVIDED INTEREST, and MICHAEL BAILEY AND WIFE, JENNIFER BAILEY, A 1/3 UNDIVIDED INTEREST, by deed from ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200709-0074638, dated July 8, 2020, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 103-08-0-147.00.

Matters shown on the Plan of record in Instrument No. 20190808-0078925, said Register's Office.

Restrictive Covenants for Detached Structure, contained in instrument of record in Instrument No. 20191030-0111534, said Register's Office.

This is improved property located at 4309 Westlawn Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2024.

Tate Bailey by Jennifer Bailey, her ~~attorney-in-fact~~ Jennifer Bailey
Attorney-in-Fact

Michael Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Bailey and Jennifer Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Tate Bailey and that she is authorized by Tate Bailey to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of June, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/21/24 (date of document).

Affiant Signature

6/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027