Karen Johnson Davidson County
Batch# 1150863 DEEDWARR
06/26/2024 07:40:30 AM 5 pgs
Fees: $28.00 Taxes: $333.00
20240626-0047574

WARRANTY DEED

(SEAL)

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2024.

Brooke Hicks
Notary Public
MY COMMISSION EXPIRES: 5-9-26

File #24-TC-000

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)
Erin Dias, Trustee of The Clark Trust dated June 14, 2024	New owner	
(NAME)	(NAME)	**004 00 0 029.00**
1105 Bellshire Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 CLARK, AN UNMARRIED PERSON, HOLLY CLARK, A MARRIED PERSON, BYRON CLARK, II, A MARRIED MAN, AND KATHRYN A. CLARK, AN UNMARRIED WOMAN,

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

ERIN DIAS, TRUSTEE OF THE CLARK TRUST DATED JUNE 14, 2024

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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Any deficiency of the property description contained, the failure of said description to adequately identify the land, or any claim thereof.
* 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 **BYRON CLARK, II**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202406260047573__, 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 **KATHRYN A. CLARK**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202406260047572__, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **0 Coopertown Road, Joelton, TN 37080**.

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 14th day of June, 2024.

Barbara Clark
Barbara Clark

Holly Clark
Holly Clark

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

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

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 **14th** day of **June, 2024**.

Ronald H Bice J
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 **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 **14th** day of **June, 2024**.

Ronald H Bice J
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 14th day of June, 2024, before me personally appeared Barbara 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 14th day of June, 2024.

Ronald H Bice J
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 14th day of June, 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 14th day of June, 2024.

Notary Signature
My commission expires: 09/08/25

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

EXHIBIT "A"
Legal Description

Two tracts of land in the 14th , formerly the 24th Civil District of Davidson County, and partly in the 2nd Civil District of Cheatham County, Tennessee, described as follows:

TRACT NO. 1:

BEGINNING at a stake at the foot of a bluff with hickory and white walnut pointers, a corner of a tract conveyed to Thompson and Sons by A. Smith and wife; thence South 41° West, with said tract crossing Raccoon Branch, 10.2 poles to a stone with hickory pointers; thence along a hillside, with the line of the said Thompson tract, North 60° West 12.6 poles to a white walnut, North 56° West 10.8 poles to a stake with black oak and mulberry pointers; thence North 67-½° West 10.6 poles to a horn beam, North 70-½ West 16.76 poles to a beech; thence leaving the Thompson line, North 6-½° West 13.28 poles to a sugar tree with sycamore pointers; thence South 85° East, crossing Raccoon Branch, 17.1 poles to an ash with beach and ash pointers; thence South 64° East 13.7 poles to a stake with three hickory pointers; thence South 49° East 32.88 poles to the beginning, containing 4-¾ acres, more or less.

TRACT NO. 2:

BEGINNING at a black oak on a point near the foot of the bluff on the west side of Long Creek, Clay Adcock's corner; thence along the foot of said bluff, South 3-½° West 5.08 poles to a sugar tree thence South 25-½° West 27.6 poles to black haw and chittimwood pointers thence South 34° West 8 poles to ash and horn beam pointers; thence South 11° West 11 poles to two bush pointers; thence South 10° East 12 poles to two bush pointers; thence South 14° East 10 poles to center of Spring with ash pointer; thence South 15-½° East 5.44 poles to a stone, Clay Adcock's Southeast corner in W. Z. Fontaine's north line; thence South 87-¼° East passing Long Creek, the Davidson and Cheatham County line, W. Z. Fontaine and James Nickens corner at 32 poles, in all 146-½ poles to the center of Raccoon Branch with Sycamore and elm blazed pointers, Caleb Hudson's southwest corner in Nelson's north line; thence down said Raccoon Branch with the meanders, North 17° East 12 poles; North 17-¼° West 16 poles; North 68° West 16 poles; North 49° West 21 poles to a sycamore and beech pointers; thence North 9° West 21-½ poles to a beech near the bottom of the bluff; thence with the bottom of the bluff, North 49° West 23.11 poles to a stake with hickory and white walnut pointers; thence South 41 ° West 10.2 poles, crossing Raccoon Branch to a stone with hickory pointer on the slope of the hill near the bottom; thence along said hillside, North 60° West 12.6 poles to a white walnut, North 56° West 10.8 poles to a stake with black oak and mulberry pointers, North 67-½° West 10.6 poles; North 70-½° West 16.76 poles to a beech on the point of the hill; thence South 32° West 26 poles to a stone with dogwood and ironwood pointers; thence North 64-½° West, crossing Long Creek, the County line between Davidson and Cheatham County, into Cheatham County, 15.68 poles to the beginning, containing 61.4 acres, more or less.

An easement for Ingress and Egress from Coopertown Road to the Property is also transferred and conveyed.

BEING the same property conveyed to David Y. Clark, by Executor's Special Warranty Deed from David Y. Clark, as Executor of the Will and Testament of Betty J. Clark, deceased, of record in Instrument No. 20021122-0145650, in the Register's Office for Davidson County, Tennessee, dated October 30, 2002, and recorded on November 22, 2002. The said David Clark died on September 21, 2023, intestate, leaving subject property to Barbara A. Clark, Kathryn A. Clark, Byron Clark, II 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 was never the principal place for residence for Holly Clark or Byron Clark, II.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 14, 2024**.

Affiant Signature

June 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25