This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 1 day of July, 2024.

Notary Public
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1153707 DEEDWARR
07/02/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20240702-0049842

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sara Whittemore 2210 B 24th Ave. N. Nashville, TN 37208	New Owner	081-02-0 061.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAROLD B. CLARK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARA WHITTEMORE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137A as shown on the map entitled Zone Lot Division, Lot 137, Buena Vista Heights, of record in Plat Book 6200, Page 738, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Harold B. Clark, by deed dated 01/30/2024, from Loren Hatcher, unmarried and Nikki Hatcher, married, of record in Instrument No. 20240131-0006964, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2210 B 24th Ave. N., Nashville, TN 37208.

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, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 1st day of July, 2024.

Harold B. Clark

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold B. Clark, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2024.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 1, 24 (date of document).

Jennifer L. Pennell

July 1, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

