This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-3852-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $364,500.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2024.

Notary Public
My Commission Expires: 3/1/25

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1167211 DEEDWARR
08/12/2024 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,348.65
20240812-0060185

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Clarke and Jacqueline Clarke 8413 Gullet Drive Hermitage, TN 37076	New Owner	075 07 0 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sarah K. Watson, f/k/a Sarah E. Kelley, a married woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jacqueline Clarke and Stephen Clarke, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of HERMITAGE ESTATES, as of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sarah E. Kelley, an unmarried woman, by Warranty Deed from Susan Dianne Coles, Executrix and Personal Representative of the Estate of Woodrow Wilson Romines, Jr., of record in Instrument No. 20160510-0046224, in the Register's Office of Davidson County, Tennessee, dated May 9, 2016 and recorded on May 10, 2016.

Brandon D. Watson joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **8413 Gullett Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 5th day of August, 2024.

GRANTOR:

Sarah K. Watson

Sarah K. Watson

Brandon D. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah K. Watson and Brandon D. Watson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202408120060185

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **8/5/24** (date of document).

Affiant Signature

8/5/24

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **5th** day of **August**, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202408120060185