Karen Johnson Davidson County
Batch# 1178965 DEEDWARR
09/09/2024 07:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240909-0068858

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 Sumner

Actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 4th day of September, 2024.

Notary Public
My commission expires:

ERICKA GANNON WATERS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 01, 2025
COUNTY OF SUMNER

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Gary Posch 2210 A 24th Ave N Nashville, TN 37208	Rocket Mortgage LLC 1050 Woodward Ave Detroit, MI 48226	081-02-0 204.00

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, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT POSCH, A SINGLE MAN, 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 137B, as shown on the map entitled Zone Lot Division, Lot No. 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 property description.

Being part 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.

The subject property was never the primary residence of the grantor, or his spouse, or any dependent.

THIS IS IMPROVED PROPERTY KNOWN AS 2210 A 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 4th day of September, 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 4th day of September, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/04/24 (date of document).

Affiant Signature

09/04/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 4th day of September, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL