RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1192284
10/10/2024 09:41:14 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20241010-0078690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Key Partners, LLC, a Tennessee limited liability company, and Engauge Properties, LLC, a Tennessee limited liability	NEW OWNER	
(NAME)	(NAME)	160-11-0A-103.00-CO
P.O. Box 61		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KATHRYN CLARK, SUCCESSOR CO-TRUSTEE OF THE BARBARA ANNE CLARK REVOCABLE TRUST U/A/D OCTOBER 2, 2022**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ENGAUGE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 103 on the Plan of Hemmingwood, Phases II, III and IV of record in Book 6900, Pages 6, 7, and 8, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Clark, a single person, by Warranty Deed from Homes by Heritage, Inc., a Tennessee Corporation of record in Book 7368, page 288, Register's Office for Davidson County, Tennessee, dated September 30, 1987.

Being the same property conveyed to Barbara Anne Clark and Her Successors in Trust, as Trustee of the Barbara Anne Clark Revocable Trust by Quitclaim Deed from Barbara A. Clark of record in Instrument No. 20150720-0070686 Register's Office for Davidson County, Tennessee, dated November 06, 2014. Kathryn Clark, Successor Co-Trustee having the authority to act independently under the terms of the Trust Agreement.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 17 Ashington Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 9th day of October, 2024.

KATHRYN CLARK, SUCCESSOR CO-TRUSTEE OF THE BARBARA ANNE CLARK REVOCABLE TRUST U/A/D OCTOBER 2, 2022

BY: _____

KATHRYN CLARK, AS SUCCESSOR CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kathryn Clark, as Successor Co-Trustee of the Barbara Anne Clark Revocable Trust U/A/D October 2, 2022, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Co-Trustee of the Barbara Anne Clark Revocable Trust and having the power to act independently and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustee of said Trust.

Witness my hand and official seal this 9th day of October, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUELIC DAVIDSON COUNTY

My Commission Expires 10/4/27

_____

Notary Public