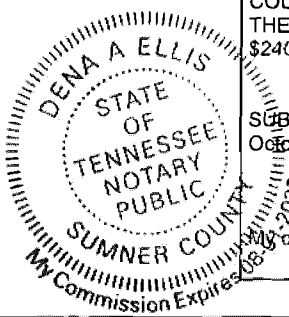
Karen Johnson Davidson County
Batch# 1198814 DEEDWARR
10/30/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20241030-0083706




STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of October, 2024.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| OB Investment Group, LLC (NAME) | **OB Investment Group, LLC** (NAME) | 043-09-0-149.00 |
| 118 Cumberland Avenue (ADDRESS) | **225 Still Spring Hollow Ct.** (ADDRESS) | |
| Madison, TN 37115 | **Nashville, TN 37221** | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Annie Ruth Clark, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **OB Investment Group, LLC, a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 45 and the easterly 15 feet of Lot No. 46, of Block "C", as shown on the map entitled Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BEN JUNIOR CLARK AND WIFE, ANNIE RUTH CLARK, by deed from C.A. GOAD AND WIFE, MYRA GOAD, of record in Book 2592, page 59, dated August 23, 1956, said Register's Office.

BEN JUNIOR CLARK died on or about September 24, 2003, leaving ANNIE RUTH CLARK as the surviving tenant by the entirety.

This property is __unimproved _x_improved property known as: 118 Cumberland Avenue, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of October, 2024.

Annie Ruth Clark

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annie Ruth Clark, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2024.

Notary Public
My Commission Expires: 10/25/26

## CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 10/25/24 [DATE].

**AFFIANT SIGNATURE**

10/25/24
**DATE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me on this the 25th day of October, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

