WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1234089 DEEDWARR
02/04/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250204-0008418

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024120195

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
DY CONSTRUCTION, INC., A TENNESSEE CORPORATION		
(NAME)	(NAME)	
P O BOX 1283	SAME AS NEW OWNER	105-05-0-190.00
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THOUSAND AND NO/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,I, **CAROLYN CLARK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DY CONSTRUCTION, INC., A TENNESSEE CORPORATION**, 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 1, as shown on the map entitled the Plan of Edgehill Estates, Section 20, of record in Plat Book 4300, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROLYN M. CLARK AND HENRIETTA MALONE, AS TENANTS IN COMMON, by deed from LARRY V.P. HOARD AND WIFE, PATRICIA S. HOARD, of record in Book 8065, page 981, dated March 8, 1990, said Register's Office. Being further conveyed to CAROLYN M. CLARK, by Quitclaim Deed from HENRIETTA MALONE, of record in Instrument No. 20061006-0124381, dated October 3, 2006, said Register's Office. Further being the same property conveyed to CAROLYN M. CLARK, AN UNMARRIED WOMAN, by Quitclaim Deed from CAROLYN M. CLARK, AN UNMARRIED WOMAN, of record as Instrument No. 20141021-0097021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1700 15th Ave S, Nashville, TN 37212
(House No.) (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.

Executed by my hand this the 31st of January, 2025.

Carolyn Clark by Paula Wyatt as Attorney in Fact by POA

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Paula Wyatt as Attorney in Fact for Carolyn Clark personally appeared before me this day and acknowledged the due execution of the foregoing instrument, as Attorney in Fact.

Witness my hand and official seal, this the 31st of January, 2025.

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

My Commission Expires: May 9, 2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 January 31, 2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 01/31/25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 01/31/25

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026