Karen Johnson Davidson County
Batch# 1234847 DEEDWARR
02/06/2025 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,618.75
20250206-0009193

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38473-01-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $437,500.00. Affiant Subscribed and sworn to before me this 4th day of February, 2025. Notary Public My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lawrence Scott Silver, Jr. Emily Claire Lemmon 106 Beverly Drive Nashville, TN 37115	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Map and Parcel No.: 04215009600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Russell Loren Clark, Executor of the Estate of Glenda Kay Clark, deceased ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lawrence Scott Silver, Jr., , and Emily Claire Lemmon, husband + wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Beverly Drive, Nashville, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 4th day of February, 2025.

GRANTOR:

Russell Loren Clark

Russell Loren Clark, Executor of the Estate of
Glenda Kay Clark, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell Loren Clark, Executor of the Estate of Glenda Kay Clark, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2025.

Notary Public
My Commission Expires:

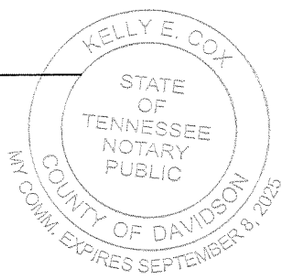


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 24, as shown on the Map entitled Blair Heights, Section II, of record in Plat Book 2133, Page 51, 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 Glenda Clark, a single woman, by deed dated April 28, 2017 from Greta Suzanne Anderson, a single woman, and Penny Anderson Cecil and husband, Mark Chester Cecil of record in Instrument No. 20170502-0043138, Register's Office for Davidson County, Tennessee. Glenda Clark being one and the same as Glend Kay Sheffield Clark having since died on October 22, 2024 leaving a Last Will and Testament filed for Probate in Case No. 24P2287, Probate Court for Davidson County, Tennessee and Instrument No. 20241121-0091074, Register's Office for Davidson County, Tennessee. In accordance with the terms of the Will, Glenda Sheffield Clark directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Russell Loren Clark.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 2133, Page 51, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Pam Autry,** 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 this the 24 day of February, 2025.

Affiant Signature

Date 2/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

