Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2501000084

Karen Johnson Davidson County
Batch # 1236230 DEEDWARR
02/11/2025 10 39 44 AM 2 pgs
Fees $13 00 Taxes $2,216 30

20250211-0010251

WARRANTY DEED

State of ~~Tennessee~~ Colorado
County of ~~Davidson~~ Denver

The actual consideration or value, whichever is greater, for this transfer is **$599,000.00**

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2025.

Notary Public

My commission expires: 05.02.27

(AFFIX SEAL)

SHARON ELAINE BOHLEN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20144017984
MY COMMISSION EXPIRES MAY 2, 2026

SHARON ELAINE BOHLEN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20144017984
MY COMMISSION EXPIRES MAY 2, 20

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

File no. 37661-3

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Mary Clark **Jerry M. Clark**	Same	**084-10-0-024-00**
2213 Maplecrest Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David Craig, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Clark and Jerry M. Clark, wife and husband

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 No. 1 on the Final Subdivision Plat, Resubdivision - Lots 52 & 53 Maplecrest Subdivision of record in Instrument No. 20160817-0085694, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to David Craig by Warranty Deed dated April 7, 2016, from Brian Anthony Dennis and Brian Anthony Dennis, Trustee of the Martha Dennis Residuary Family Sub-Trust of record in Instrument No. 20160407-0033582, said Register's Office for Davidson County, Tennessee, and by Quitclaim Deeds dated April 14, 2016, from David Craig to create new map and parcels of record in Instrument No. 20160414-0035678 and Instrument No. 20160414-0035679, and further see Affidavit in Furtherance of Title of record in Instrument No. 20230329-0022749, said Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as shown in Instrument No. 20160817-0085694, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Sanitary Sewers and/or Storm Drainage Easement of record in Book 4883, Page 916, and in Book 4901, Page 292, said Register's Office for Davidson County, Tennessee.**
3. **Subject to Ingress and Egress Easement in Deed of record in Instrument No. 20020628-0078317, said Register's Office.**
4. **Restrictive Covenant for Detached Structure of record in Instrument No. 20190320-0025332, said Register's Office.**
5. **Subject to the Right-of-Way of the Nashville & Eastern Railroad.**

6. **Subject to Easement for Sanitary Sewer Cleanout Access and Maintenance of record in Instrument No. 20250205-0008847, said Register's Office for Davidson County, Tennessee.**

This is improved property known as **2213 Maplecrest Drive, Nashville, TN 37214**

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 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/our hand(s) this **7th** day of **February, 2025.**

David Craig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Craig**, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **February, 2025.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON