Karen Johnson Davidson County
Batch# 1258480 DEEDWARR
04/14/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250414-0028008

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Affiant

Subscribed and sworn to before me, this 11 day of April, 2025.

Notary Public
My commission expires: 3-20-2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Noah A Clark **Erin B Clark**		**16102014300**
5117 Meta Ct		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

MIW Holdings Business Trust

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

Noah A Clark and Erin B Clark, husband and wife

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. 35, Plan of Section Two, McMurray Place, of record in Book 5200, Page 440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to MIW Holdings Business Trust, by Warranty Deed from Alan A Torres, a married man, dated July 31, 2013, of record in Instrument No. 20130806-0082058, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5117 Meta Ct, Nashville, TN 37211.

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 in 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.

_____ Date: 4/9/25

MIW Holdings Business Trust
By: Mark Irwin Waks
Its: Trustee

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MARK IRWIN WAKS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Trustee of MIW Holdings Business Trust and that he is authorized by the MIW Holdings Business Trust to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of April, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 6/29/2026

LISA GRAY
Notary Public - California
Orange County
Commission # 2406819
My Comm. Expires Jun 29, 2026

Certificate of Authenticity

I, Russell J. McCann, 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

4/9/25.

Date

Affiant Signature

April 9, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 9th day of April, 2025

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)