Karen Johnson
Batch # 1260797
04/17/2025 11 14 31 AM
Fees $13 00 Taxes $3,977 50

Davidson County
DEEDWARR
2 pgs

20250417-0029427

WARRANTY DEED

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC,4205 Hillsboro Pk. Suite 210, Nashville, TN 37215

File No. NAS1446-25

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Clark Family Living Trust	Clark Family Living Trust	103-15-0A-035.00-CO
(NAME) 135 Postwood Place	(NAME) 135 Postwood Place	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Seventy-Five Thousand And No/100 Dollars ($1,075,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID DEMPSEY AND WIFE, DOUGLAS D. DEMPSEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARK FAMILY LIVING TRUST**, 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 on the Plan of Revised Plan of Postwood of record in Plat Book 5200, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Dempsey and wife, Douglas D. Dempsey by Warranty Deed from Sallie F. Maddin, Widowed of record in Instrument No. 20111011-0078994 Register's Office for Davidson County, Tennessee, dated October 04, 2011 and recorded on October 11, 2011.

This is improved ☒ property, known as 135 Postwood Place, Nashville, TN 37205

(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.

Witness our hands this the 16th day of April, 2025

David Dempsey

Douglas D. Dempsey by David Dempsey, attorney in fact

Douglas D. Dempsey by David Dempsey, Attorney in fact

State of Tennessee
County of Davidson

On this the 16th day of April, 2025, before me personally appeared David Dempsey,to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) fee act and deed.
Witness my hand, at office, this the 16th day of April, 2025.

Notary's Signature
My commission expires 7/7/27

(Seal)

