BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215
C25-039

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,605.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS ____ day of May, 2025

M. L. Schodroski
Notary Public

MY COMMISSION EXPIRES.
5/3/2026

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Patrick B Clarke	Same as new owner	**136-03-0A-015.00**
4000 Anderson Road, Unit 15		
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1271078 DEEDWARR
05/09/2025 10 04 51 AM 2 pgs
Fees $13 00 Taxes $775 54

20250509-0036483

FOR AND 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 ACKNOWLEDGED,WE, ***Howard D Isom and Jeannie A Isom, husband and wife,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Patrick B Clarke, an unmarried man*** 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·

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address· 4000 Anderson Road, Unit 15, Nashville, Nashville, TN 37217 Said property is being described as follows:
Land in 2nd Civil District of Davidson County, Tennessee, a certain Condominium Apartment being Townhouse No. 15, in Building 3, in a Horizontal Property Regime on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plan Book 4460, Page 88, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Howard Isom, Jr by Warranty Deed from Earnest J Phipps, unmarried, dated 6/26/15, recorded 7/6/15 of record in Instrument No. 201507060064849, in the Register's Office for Davidson County, Tennessee Also being the same property conveyed to Howard Isom, Jr and Jeannie Isom by Quitclaim Deed from Howard Isom, Jr dated 10/29/20, recorded 11/4/20 of record in Instrument No. 202011040129253, in the Register's Office for Davidson County, Tennessee.

Howard D Isom also known as Howard Isom, Jr. and Jeannie A Isom also known as Jeannie Isom

All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4651, Page 412, amended of record in Book 4943, Page 692, Book 4979, Page 939, and Book 5189, Page 671, in the Register's Office for Davidson County, Tennessee.

Bylaws of record in Book 4651, Page 420, Book 5083, Page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument 20050817-0097909, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument 20011025-0116633, Instrument 200506210071262, Instrument 20060228-0022872 and Instrument 20060228-0022873, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Charter of the Association of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is Unimproved ( )
Improved (xx) Property, known as 4000 Anderson Road, Unit 15, Nashville, TN 37217}
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 7 day of May, 2025.

Howard D Isom

Howard D Isom

Jeannie A. Isom

Jeannie A Isom

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within namedHoward D Isom and Jeannie A Isom} the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained

Witness my hand and official seal this 7 day of May, 2025}.

Commission Expires. 2/29/28

Notary Public

DIANNE M CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TENNESSEE
My Commission Expires