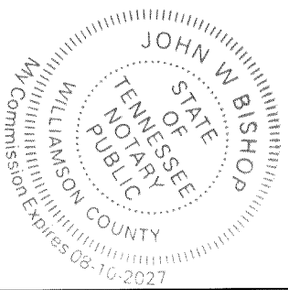
Karen Johnson Davidson County
Batch# 1274527 DEEDWARR
05/19/2025 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $4,865.50
20250519-0039255

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Barr Biglane & Paige H. Biglane	Old National Bank	
(NAME)	(NAME)	115 08 0 069.00
423 Davidson Road	P.O. Box 918	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Evansville, IN 47706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BRIAN L. CLARK AND PAMELA L. CLARK, AS TRUSTEES FOR THE CLARK FAMILY LIVING TRUST, DATED MARCH 21, 2023**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN BARR BIGLANE AND PAIGE H. BIGLANE, A MARRIED COUPLE,** 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. 7 on the Plan of WEST MEADE VILLAGE, SECTION C-1, of record in Plat Book 2331, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian L. Clark and wife, Pamela W. Clark, by Warranty Deed from Vera C. King and husband, George F. King, of record in Book 10511, Page 456, in the Register's Office of Davidson County, Tennessee, dated June 30, 1997 and recorded on June 30, 1997.

Being the same property conveyed to Brian L. Clark and Pamela L. Clark, as Trustees for The Clark Family Living Trust, Dated March 21, 2023, by Quitclaim Deed from Brian L. Clark and wife, Pamela W. Clark, of record in Instrument No. 20230327-0022086, in the Register's Office of Davidson County, Tennessee, dated March 21, 2023 and recorded on March 27, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 423 Davidson Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-618

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 my hand this 8th day of May, 2025

THE CLARK FAMILY LIVING TRUST, DATED MARCH 21, 2023

BY: _____

BRIAN L. CLARK, TRUSTEE

BY: _____

PAMELA W. CLARK, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Brian L. Clark and Pamela W. Clark, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Clark Family Living Trust, Dated March 21, 2023, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 8th day of May, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

MO2025-618

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 8 day of May, 2025.

Affiant Signature

Date 5/16/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027