WARRANTY DEED

Karen Johnson Davidson County
Batch# 1282016 DEEDWARR
06/06/2025 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20250606-0044680

STATE OF TENNESSEE NF
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Allison Elizabeth Vonder Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL LAWRENCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 8-3-2026

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
Allison Elizabeth Vonder Clark and Marshall McCormick Clark	NEW OWNER	
(NAME)	(NAME)	146-08-0-072.00
4900 Timberhill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JAMES K. LAZAS AND EMMA WILLIAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON ELIZABETH VONDER CLARK AND MARSHALL MCCORMICK 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. 399 on the Plan of Crieve Hall Estates, Section V of record in Plat Book 2133, Page 91, 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 James K. Lazas and Emma Williams, husband and wife, by Warranty Deed from Michael Cardwell and Lauren Elizabeth Cardwell, husband and wife, of record in Instrument No. 20220802-0087847 Register's Office for Davidson County, Tennessee, dated August 01, 2022.

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 4900 Timberhill Drive, Nashville, TN 37211
(House Number) (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.

CH2025-599

Witness my hand this 5 day of June, 2025

JAMES K. LAZAS

EMMA WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Lazas and Emma Williams, the bargainor, 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 this 5 day of June, 2025.

Commission expires:

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

Notary Public

CH2025-599

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/5/2025 (date of document).

Affiant Signature

6/5/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of June, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL