Karen Johnson Davidson County
Batch# 1298236 DEEDWARR
07/16/2025 01:50:30 PM 5 pgs
Fees: $28.00 Taxes: $814.00
20250716-0056226

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

Stephen J. Klausner, II nka Stephen Michael Clarke
Affiant

Subscribed and sworn to before me, this **14th day of July, 2025.**

K.D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 1/31/27

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Financial, LLC, a Texas Limited Liability Company **7703 N. Lamar Boulevard, #205** **Austin, Texas 78752**	**New Owner** **828 Royal Parkway, Suite 204** **Nashville, TN 37214**	**097 08 0A 062.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Stephen Klausner, II nka Stephen Michael Clarke, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Music City Financial, LLC, a Texas Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 2, Building L, on the plan of CONDOMINIUM PLAT OF LAKE CHATEAU, of record in Plat Book 6250, Pages 607-610, , corrected and amended in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Amended in Book 11012, Page 495, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Klausner, II by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120420-0033795 Register's Office for Davidson County, Tennessee, dated March 22, 2012 and recorded on April 20, 2012.

The said Stephen Klausner II is now known as Stephen Michael Clarke as Ordered on or about December 15, 2021, in the matter of *In RE: Name Change Stephen Michael Klausner II*, File No. 21-1200-II, In the Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County, attached hereto as "Exhibit A."

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This property is unencumbered except for Building lines, subdivision restrictions and easements in Plat Book 6250, Pages 607-610, corrected and amended in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Amended in Book 11012, Page 495; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, LAKE CHATEAU, CONDOMINIUM APARTMENTS, as recorded in Book 4675, Page 41; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED PLAT - BUILDINGS A, B, C, D, E, F, G, H, K, L, N, Q, S, T, V, W, X, Z, CLUBHOUSE, MECH, BLDG., POOL, & TENNIS COURT, LAKE CHATEAU, CONDOMINIUM APARTMENTS, as recorded in Book 5050, Page 2; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LAKE CHATEAU (SECTION ONE) of record in Book 4756, Page 743, as amendment to bylaws in Book 5708, Page 781 and Book 5718, Page 988; as amended in Book 5819, Page 432; as amended and restated in Book 6639, Page 468; Joinder Agreement in Book 6691, Page 308 and Book 6691, Page 314; as amended in Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, Book 11012, Page 495; Assignment of Development Rights recorded in Book 10836, Page 280 and Appointment of Successor Trustee in Instrument No. 20000714-0069922 and Instrument No. 20050815-0096130; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; Easement for Right of Way, recorded in Book 6651, Page 23; Easement recorded in Instrument No. 20101206-0096761 and Instrument No. 20190628-0062924; Storm Water Detention Agreement as set forth in instrument recorded in Book 6551, Page 765; and Charter for Lake Chateau Homeowners' Association, Phase I, II and III recorded as Book 6870, Page 491; all of record in the Register's Office of Davidson County, Tennessee; and 2025 Davidson County Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **192 Lake Chateau Drive, Hermitage, TN 37076**.

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.

Witness my/our hand(s) this **14th day of July, 2025.**

Stephen Klausner, II nka Stephen Michael Clarke

STATE OF TENNESSEE
COUNTY OF SUMNER Wilson

On this 14th day of July, 2025, before me personally appeared Stephen Klausner, II nka Stephen Michael Clarke, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2025.

Notary Signature
My commission expires:
1/31/27

K.D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY

IN RE: NAME CHANGE	)	
	)	FILE NO. 21-1200-II
STEPHEN MICHAEL KLAUSNER II	)	
[redacted]	)	

FILED
2021 DEC 15 PM 1:46
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
D.C.

ORDER

It appears to the Court as evidenced by the verified petition and exhibits, filed in accordance with Tenn. Code Ann. § 29-8-101 and Davidson County Local Rule of Practice § 39.08(a), and the sworn testimony of the Petitioner, that the Petitioner wishes to change his name from Stephen Michael Klausner II to Stephen Michael Clarke.

It further appears to the Court that the Petitioner's desired name change is not prohibited by Tenn. Code Ann. § 29-8-101(b)(1), and that the petition is not based upon an intent to defraud or mislead, is made in good faith, will not cause injury to an individual or compromise public safety.

It is, therefore, ORDERED, ADJUDGED and DECREED that the full and complete name of the Petitioner is hereby changed from **Stephen Michael Klausner II** to **Stephen Michael Clarke**.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT FILED IN MY OFFICE
ON THIS 15 DAY OF December 2021
CLERK & MASTER
D.C.

ANNE C. MARTIN
CHANCELLOR, PART II

(Petitioner's signature of approval)

202507160056226

Tennessee Certification of Electronic Document

I, Susan P. Davis, 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 07.14.2025 (date of document).

Affiant Signature

07.014.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14 day of July, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

