Karen Johnson Davidson County
Batch# 1303284 DEEDWARR
07/29/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20250729-0059794

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-2564

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of July, 2025

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tammy Clarke and Shawn Clarke 1125 South Johnson Turlock, CA 95380	New Owner	073-07-0-195.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Donald Cory Hyberger, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tammy Clarke and Shawn Clarke, 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. 29A of the Zone Lot Division of Lot No. 29, Cabin Hill Subdivision, now known as Two Rivers Place, Section Four, of record in Plat Book 6250, page 833, amending Plat Book 5200, page 795 and Plat Book 6250, page 731, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The subject property is not the principal residence of the Grantor, his spouse or any dependents.

Being the same property conveyed to Reginald G. Hyberger and wife, Corrine C. Hyberger by Warranty Deed from Andrew Cline Hyberger and wife, Margaret Anne Hyberger of record in Instrument No. 20040617-0071669 Register's Office for Davidson County, Tennessee, dated May 17, 2004 and recorded on June 17, 2004. The said Reginald G. Hyberger died on or about

February 16, 2008, leaving Corrine C. Hyberger as the surviving tenant by the entirety. The said Corrine C. Hyberger died on or about May 14, 2013. Reference is made to the Affidavit of Heirship of Corrine C. Hyberger, deceased, naming Donald Cory Hyberger and Andrew Cline Hyberger as all of her heirs, of record in Instrument No. 20250715-0055791, in said Register's Office.

Being the same property conveyed to Donald Cory Hyberger by Quitclaim Deed from Andrew Cline Hyberger of record in Instrument No. 20250516-0038741 Register's Office for Davidson County, Tennessee, dated May 16, 2025 and recorded on May 16, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2433 Robbie Ct, Nashville, TN 37214

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 so 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.

Dated this the 25 day of July, 2025.

Donald Cory Hyberger

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Cory Hyberger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Phoenix, AZ this 25 day of July, 2025.

DEANA LOWRANCE
Notary Public - Arizona
Maricopa County
Commission # 664743
My Commission Expires 04/30/2028

Notary Public Deana Lowrance
My Commission Expires: 4302028

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 7/25/25.

Affiant Signature – Joshua A. Terry

7/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/29/25.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON