Karen Johnson Davidson County
Batch# 1311049 DEEDWARR
08/15/2025 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20250815-0065291

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,625,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2025.

Notary Public

My commission expires: 1/30/27

(Notary Stamp)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Haley Nakata and Alexander A. Rios	New Owner	104-14-0-115.00
2807 W Linden Ave	2807 West Linden Avenue	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Chad W. Clark and Megan E. Clark, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Haley Nakata and Alexander A. Rios, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the north half of Lot No. 32 and the easterly 1 foot of the north half of Lot No. 31 on the Plan of Belair, of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front 51 feet on the southerly side of West Linden formerly Sunset Avenue, as now established, and run back between parallel lines, 150 feet to a dead line which is located 209 feet north of and parallel with Westwood Avenue.
Being the same property conveyed to Chad W. Clark and Megan E. Clark, husband and wife by Warranty Deed from Andrew J. Dodd and Laurie Dodd, husband and wife of record in Instrument No. 20131104-0114126 Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on November 04, 2013.

This is improved property known as **2807 W Linden Ave, Nashville, TN 37212.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of August, 2025.

Chad W. Clark

Megan E. Clark

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, Chad W. Clark and Megan E. Clark, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of August, 2025.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

Lenders Title Company File No. 25-002452-524

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

SP 11/2015

Certificate of Authenticity

I, Christen Rabe, 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 **August 15, 2025**.

Date

Christen Rabe

Affiant Signature

8/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027