Karen Johnson Davidson County
Batch# 1323932 DEEDWARR
09/18/2025 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250918-0074514

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2025.

Notary Public

My commission expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jonathan Stallings and Katherine Harrison	CMG Mortgage, Inc. dba CMG Home Loans	108-04-0-043.00
932 Wemberton Drive	3160 Crow Canyon Rd Ste 400	
Nashville, TN 37214	San Ramon, CA 94583	

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, I,

Benjamin Clarke and Valerie Clarke, husband and wife

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

Jonathan Stallings and Katherine Harrison, husband and wife, joint tenancy with right of survivorship

(hereinafter called the "Grantee"), his 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 Lot No. 78 on the Plan of Larchwood (Resubdivision), Section Two of record in Plat Book 5200, Page (s) 207 and 208, 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 Benjamin Clarke, a Single Man by Warranty Deed from Ronald E. Lawson, II, Unmarried of record in Instrument No. 20170403-0032477 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017. Benjamin Clarke is now married and Valerie Clarke joins in the execution of this instrument to convey any interest that she may have in the subject property particularly any marital interest.

This is improved property known as **932 Wemberton Drive, Nashville, TN 37214.**

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 16th day of September, 2025.

Benjamin Clarke

Valerie Clarke

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, Benjamin Clarke and Valerie Clarke, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/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 16th day of September, 2025.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

Lenders Title Company File No. 25-001165-626

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/16/2025 (date of document).

Affiant Signature

9/16/2025
Date

State of Tennessee
County of Sumner

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

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202509180074514