Name and Address of New Owner:
Harrison Clark
810 Division Street
612
Nashville, TN 37203

Send Tax Bills To:
Harrison Clark
810 Division Street
612
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1328712 DEEDWARR
10/01/2025 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20251001-0078223

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-09-0H-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sell My House Fast TN, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Harrison Clark, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1006 Delmas Townhomes, to Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20241008-0078221, 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 part of the same property conveyed to Sell My House Fast TN, LLC, by Warranty Deed dated August 14, 2024 from Frank B. Allen, unmarred, recorded August 15, 2024 in Instrument No. 20240815-0062622 in the Register's Office.

Being the same property conveyed to Frank B. Allen by Warranty Deed dated November 28, 1988 from Lansing King, Conservator of the Estate of Elsie Mae Lodge, recorded December 7, 1988 in Book 7721, Page 642 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2025.

Sell My House Fast TN, LLC

By: _____
Tasha DeRegis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2025, before me personally appeared Tasha DeRegis of Sell My House Fast TN, LLC, 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 30th day of September, 2025.

_____
Notary Signature
My commission expires: 3/6/29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

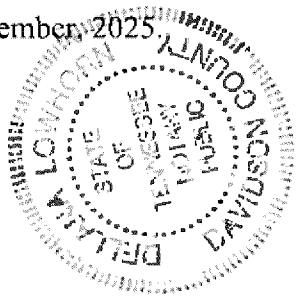
Sell My House Fast TN, LLC

By: _____
Tasha DeRegis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2025.

_____
Notary Signature
My commission expires: 3/6/29



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 1, 2025 (date of document)

Affiant Signature

October 1 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 01 day of October, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202510010078223