Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
705 4th Ave South Holding Company, LLC
217 Ward Circle
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP **130-06**
GROUP
PARCEL **010.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joshua Beall Clarke, Executor of the Estate of Sandra Beall Clarke, deceased, ,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **705 4th Ave South Holding Company, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as shown by plat and survey of record in Plat Book 421, page 94, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 8 fronts 100 feet on the northerly side of Westover Drive (now Harding Place), and runs back between lines 210 feet to the south line of Lot No. 75 on which it measures 43.87 feet.

Being the same property conveyed to Joshua Beall Clarke, Executor of the Estate of Sandra Beall Clarke, deceased by Last Will and Testament of record in the Circuit Court for Davidson County, Tennessee Probate Division Case No. 25P1773;.and further being the same property conveyed to Sandra B. Clarke by deed dated May 21, 1987 from Samuel B. Clarke, Jr. of record in Book 7322, page 86, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1391668 DEEDWARR
03/12/2026 08:56:26 AM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20260312-0019611

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **274 Harding Place, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this the 5th day of **March, 2026.**

Joshua Beall Clarke, Executor of the Estate of Sandra Beall Clarke, deceased

By: J. Beall Clarke Exec
Joshua Beall Clarke, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Joshua Beall Clarke** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Executor** of **The Last Will and Testament of Sandra Beall Clarke, deceased**, the within named bargainor, and that he as such authorized, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2026.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/5/2028

MARY JOE HARTZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$1,200,000.00~~ 1,170,000.00

AFFIANT

Subscribed and sworn to before me on this 10th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 9.5.28

File #26-9803

