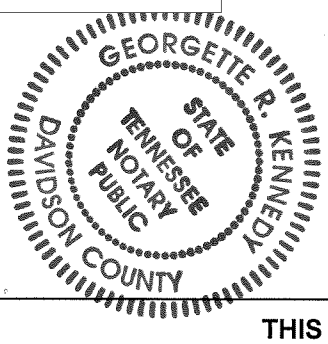
Karen Johnson Davidson County
Batch# 1413643 DEEDWARR
04/30/2026 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20260430-0038214

DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David S. Chernow, Trustee of the David S. Chernow Revocable Trust Agreement dated October 14, 2021	DAVID S. CHERNOW	117-07-0M-017.00
(NAME)	(NAME)	
2045 Stokes Lane	6505 E. POWERS AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	GREENWOOD VILLAGE, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Madilyn Clark, married, f/k/a Madilyn Garrison, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David S. Chernow, Trustee of the David S. Chernow Revocable Trust Agreement dated October 14, 2021,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 2045, on the plan of Fairsted Park Condominiums, a horizontal property regime established by the Master Deed of record in Instrument No. 20021121-0145225, and as amended in Instrument No. 20030328-0041138, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and being located upon Lot 2 on the plan of Resubdivision of Woman's Club of Nashville, more particularly described in Plat Book 6200, page 383, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Madilyn Garrison, an unmarried person, and Gary Garrison, a married person, as tenants in common with right of survivorship by Warranty Deed from Neil Webb and Elizabeth Webb, husband and wife, dated 01/28/2022, of record in Instrument No. 20220209-0014843, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Madilyn Clark, married by Quitclaim Deed from Madilyn Garrison, an unmarried person, and Gary Garrison, a married person, as tenants in common with right of survivorship, dated 04/09/2026, of record in Instrument No. 20260410-0029165, Register's Office for Davidson County, Tennessee. Brian Mims Clark, spouse of Madilyn Clark, f/k/a Madilyn Garrison, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

File No.: 2876648
Warranty Deed TN

This is improved ☒ 2045 Stokes Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of April, 2026.

Madilyn Clark

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madilyn Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2026.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Brian Mims Clark

State of Tennessee
County of KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Mims Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of April, 2026.

Notary Public:
My Commission Expires: 2-12-2028



RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 4/29/26.

Affiant
Date: 4/29/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of April, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY