Karen Johnson Davidson County
Batch # 1417273 DEEDWARR
05/07/2026 09:03:33 AM 5 pgs
Fees: $28.00 Taxes: $6,438.00
20260507-0041070

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to:

Order Number: CTV-26TN18411-P

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **MATTHEW C. CLARKE and SUSAN N. CLARKE, Trustees of the MATT AND SUSAN CLARKE LIVING TRUST, dated June 9, 2023, and any amendments thereto**, for One Million Seven Hundred Forty Thousand Dollars and 00/100 ($1,740,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby convey(s) unto the Grantee(s), **JENNIFER W. TALBOTT, as Trustee of THE JENNIFER TALBOTT LIVING TRUST dated January 22, 2026**, whose address is 3610 C West End Avenue, Nashville, TN 37205, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Final Plat of MAJOR SUBDIVISION, RICHLAND HALL, SECTION II, FORMERLY KNOWN AS WELCH PROPERTY SUBDIVISION, SECTION II of record in Plat at Instrument No. 20160621-0062851, 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 Matthew C. Clarke and Susan N. Clarke also known of record as Matt and Susan Clarke Sanford, Trustees, of the Matt and Susan Clarke Living Trust, dated June 9 2023, and any amendments thereto, by Quitclaim deed from Matt and Susan Clarke, husband and wife, of record in Instrument No. 20230810-0061908, in the

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Register's Office of Davidson County, Tennessee, dated June 09, 2023 and recorded on August 10, 2023.

Being the same property conveyed to Matthew Clarke and Susan Clarke, husband and wife as joint tenants with right of survivorship, by Warranty Deed from Ryan M. Cain, married and Roy M. Cain, married, of record in Instrument No. 20220523-0059506, in the Register's Office of Davidson County, Tennessee, dated May 02, 2022 and recorded on May 23, 2022.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that he/she/they is/are lawfully seized of the above-described real estate, that he/she/they has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 104-09-0W-102.00-CO
Street address of property: 3610 C West End Avenue, Nashville, TN 37205
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20230810-0061908 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Jennifer W. Talbott, as Trustee of The Jennifer Talbott Living Trust dated January 22, 2026, 3610 C West End Avenue, Nashville, TN 37205

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Signed this 28th day of April, 2026,

Signature(s) of Grantor(s):

Matthew C. Clarke, Trustee

Matthew C. Clarke, Trustee of the Matt and Susan Clarke Living Trust, dated June 9, 2023, and any amendments thereto

Susan N. Clarke, Trustee

Susan N. Clarke, Trustee of the Matt and Susan Clarke Living Trust, dated June 9, 2023, and any amendments thereto

STATE OF Virginia, COUNTY OF Spotsylvania, SS:

BE IT REMEMBERED That on this 28th day of April, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Matthew C. Clarke and Susan N. Clarke, Trustees of the Matt and Susan Clarke Living Trust, dated June 9, 2023, and any amendments thereto,** known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Amanda Meggs Curry

REGISTRATION NUMBER
348791
COMMISSION EXPIRES
October 31, 2028

Notarized remotely online using communication technology via Proof.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

I, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is One Million Seven Hundred Forty Thousand Dollars and 00/100 ($1,740,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 29 day of April, 2026,

Signatures of Affiant(s):

Joshua Kruppa

Affiant: Joshua Kruppa

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

Kristen Reilly

Notary Public

Notary Public State of Florida
Kristen Mary Reilly
My Commission HH 535127
Expires 8/5/2028

Certificate of Authenticity

I, Joshua Kruppa, 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 April 29, 2026.

Date

Joshua Kruppa
Affiant Signature

04/29/2026
Date

State of Florida
County of Palm Beach

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

Kristen Reilly
Notary's Signature

My Commission Expires: 06/05/2028
Date

Notary's Seal (if on paper)

Notary Public State of Florida
Kristen Mary Reilly
My Commission HH 535127
Expires 6/5/2028