WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438600 DEEDWARR
06/26/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260626-0058063

G-ORE-26-606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/30

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Summit Land and Legacy, LLC	**Same As New Owner**	
(NAME)	(NAME)	**042-16-0-137.00**
606 Gibson Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **ZACHARY ALAN CLARK, A SINGLE MAN, AND AND ALAN B. CLARK, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUMMIT LAND AND LEGACY, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Blair Heights, Section VI, of record in Book 2331, Page 98, Register's Office for said County.

Said Lot No. 56 fronts 100 feet on the westerly side of Gibson Drive and runs back 390 feet on the south line and 409.53 feet on the northerly line to a dead line in the rear on which it measures 101.89 feet.

Being the same property conveyed to Zachary Alan Clark, a single man and Alan B. Clark, a single man, as tenants in common with rights of survivorship by Warranty Deed from Randy Lance Sloan and Rubert Lee Sloan Jr of record in Instrument No. 20220818-0093672 Register's Office for Davidson County, Tennessee, dated August 11, 2022 and recorded on August 18, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 98, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2490, Page 398, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order to Qwest Communications International Inc of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order to U.S. Sprint Communications Company of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 Gibson Drive, Madison, Tennessee 37115**.

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), their heirs and 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), their 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.

Witness my/our hand(s) this the 25th DAY OF JUNE, 2026.

Zachary Alan Clark

Alan B. Clark by Zachary Alan Clark, Attorney-in-Fact

Alan B. Clark by Zachary Alan Clark,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY ALAN CLARK, the within named bargainor, 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.

Witness my hand and official seal, this the 25th of June, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY ALAN CLARK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALAN B. CLARK, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 25th of June, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6/25/26.

Affiant Signature

6/25/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25 day of June, 2026.

Notary Signature

My Commission Expires: 5/12/30

