WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443355 DEEDWARR
07/08/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $939.80
20260708-0061704

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/19/30
(AFFIX SEAL)

B CORTEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-19-2030

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0876

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Charles E. Clark, Jr and Agenia W. Clark	Charles E. Clark, Jr and Agenia W. Clark	160-14-0B-109.00-CO
(NAME)	(NAME)	
5813 Brentwood Trace	5813 Brentwood Trace	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Four Thousand And No/100 Dollars ($254,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROLINE ELIZABETH WILLIAMS, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES E. CLARK, JR AND AGENIA W. CLARK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 5813 on the Plan of 2nd Revision Brentwood Trace Condominiums of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in the Master Deed of Brentwood Trace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5524, page 415, as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brentwood Tract

Condominiums contained in said Master Deed in Book 5545, page 415, as amended in Book 5524, page 510, and By-Laws in Book 5524, page 415, as amended in Book 5524, page 424, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Caroline Elizabeth Williams, unmarried woman by Warranty Deed from Dan E. Elkins, Executor of the Estate of Judy A. Bryant, deceased, with full power of sale without the joinder of any beneficiary of record in Instrument No. 20220520-0059092, Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 20, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 5813 Brentwood Trace, Brentwood, TN 37027
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 8th day of July, 2026.

Caroline Elizabeth Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Caroline Elizabeth Williams, 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 at office, this 8th day of July, 2026.

Notary Public
My commission expires: 8-23-27

AMELIA SWANSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 July 8, 2024.

Affiant Signature Yvm

July 8, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th of July 2024.

B. Cortez
Notary's Signature

MY COMMISSION EXPIRES: 5/19/30

