Karen Johnson Davidson County
Batch# 1474064 DEEDWARR
09/16/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260916-0086134

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260855512**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2026. Notary Public My Commission Expires: 03/28/28

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03/28/28

WARRANTY DEED

Address New Owner: Marc Hollingworth and Carla-Jayne Lesley Hollingworth 801 N DuPont Ave Madison TN 37115	Send Tax Bills To: Champions Funding, LLC 365 E Germann Rd, Ste 140 Gilbert, AZ 85297	Tax Information: Tax Parcel ID No. 043 10 0 115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan A. Clark, unmarried and William D. Clark, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc Hollingworth and Carla-Jayne Lesley Hollingworth, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, in the Plan of MARDALEE SUBDIVISION, of record in Instrument No. 20020328-0038222, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ryan A. Clark, unmarried and William D. Clark, married, as joint tenants with rights of survivorship, by Warranty Deed from Amanda Hernandez, married, of record in Instrument No. 20200518-0051390, in the Register's Office of Davidson County, Tennessee, dated May 15, 2020 and recorded on May 18, 2020.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

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 record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

This is improved property located at 801 N DuPont Ave Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2026.

Ryan A. Clark

William D. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan A. Clark and William D. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 09/09/2026 (date of document).

Affiant Signature

09/09/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 9th day of September, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29