Karen Johnson
Batch # 1477311
09/24/2026 04:04:07 PM
Fees: $13.00 Taxes: $1,184.00
Davidson County
DEEDWARR
2 pgs
20260924-0088883

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-7-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tia Sillers and Peter John Sallis	New Owner	
(NAME)	(NAME)	069-16-0-172.00
3319 John Mallette Drive	3343 Acklen Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Monte D. Watkins, Successor Trustee of The Fourth Generation Trust dated January 31, 2025**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **Tia Sillers and Peter John Sallis, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in davidson County, Tennessee described according to a mortgage loan inspection by John Kohl & Co., P.C. dated May 14, 1997, File #28707-C as follows:

BEGINNING at a point on the center line of North Hydes Ferry Road, said point being the northwesterly front corner of the property formerly conveyed to Boguskie (Book 2904, Page 289 said Register's Office); thence leaving North Hydes Ferry Road in a southwesterly direction with Boguskies northwesterly line 220 feet, more or less to a point; thence continuing in a southwesterly direction 58 feet, more or less, to a point; thence in a northwesterly direction 34 feet, to a point, thence, continuing in a northwesterly direction 100 feet to a point, located on the southeasterly margin of Manchester Avenue; thence in a northeasterly direction with the southeasterly margin of said Manchester Avenue 200 feet to a point located on the center line of North Hydes Ferry Road; thence in a southeasterly direction with said center line 23.4 feet, to a point; thence in an easterly direction with the center line 98.5 feet, to a point; thence continuing with said center line 19.5 feet to the point of beginning.

Tract 2:

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point located on the southwesterly rear corner of the tract conveyed formerly to Boguskie (Book 2904, Page 289), said Register's Office); thence leaving said corner in an easterly direction 100 feet to a point; thence leaving said corner in an easterly direction 100 feet to a point; thence in a southwesterly direction 70 feet to a point; thence in a northwesterly direction 100 feet to a point; thence in a northeasterly direction 58 feet, more or less to the point of beginning.

Being the same property conveyed to Herbert L. Clark and spouse, Rosa M. Clark, from Anne J. Hazelwood, married, heir at law of Jack Burns (joined by her spouse, William Eugene Hazelwood), by Warranty Deed dated May 30, 1997, recorded June 5, 1997, in Book 10482, Page 297, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Herbert L. Clark and wife, Rosa M. Clark, Trustees of the Fourth Generation Trust dated January ___, 2025, from Herbert L. Clark and wife, Rosa M. Clark, by Quitclaim Deed dated January 31, 2025, recorded January 31, 2025, in Instrument No. 20250131-0007599, in the Register's Office of Davidson County, Tennessee. Vesting has been corrected to read Herbert L. Clark and wife, Rosa M. Clark, Trustees of the Fourth Generation Trust dated January 31, 2025, pursuant to Affidavit in Furtherance of Title recorded simultaneously herewith in Instrument No., 20260924-0088881, in the Register's Office of Davidson County, Tennessee.

Said Rosa M. Clark died March 22, 2026. Herbert L. Clark, Surviving Trustee, died July 3, 2026. Pursuant to the terms of the Trust governing succession of Trustees, upon the death of the Surviving Trustee, Monte D. Watkins became the Successor Trustee. Reference is made to Certificate of Trust recorded simultaneously herewith in Instrument No., 20260924-0088882, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 3319 John Mallette Drive, Nashville, TN 37218

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 my hand this 22nd day of September, 2026.

The Fourth Generation Trust

By: Monte D. Watkins Trustee
Monte D. Watkins, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Monte D. Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of The Fourth Generation Trust, the within named bargainor, a Trust, and that he as such Successor Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Successor Trustee.

Witness my hand, at office, this 22 day of September 2026.

Notary Signature
My commission expires:
9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY