Davidson County DEEDQC
Recvd: 02/03/15 14:46 4 pgs
Fees:22.00 Taxes:0.00
20150203-0010169

This Instrument Prepared by:
JACOB T. THORINGTON
CHEATHAM, PALERMO & GARRETT
109 Jennings Street
Franklin, TN 37064

The actual consideration or value whichever is greater for this Transfer is $ -0-.

STEVEN W CLARK
AFFIANT

STATE OF TENNESSEE

COUNTY OF Montgomery

Sworn to and subscribed before me this 25 day of August, 2014.

NOTARY PUBLIC

My Commission Expires:

MONTGOMERY COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Laura Jean Clark 5146 Ashland City Highway Nashville, TN 37218	SAME	MAP 067000-0-23.00

FOR AND IN CONSIDERATION of a divorce, entered in the Third Circuit Court of Davidson County, Tennessee, Docket No:12D-2061, on the 9th day of January, 2013, I, **Steven Wayne Clark**, by these presents and do hereby quitclaim and convey unto **Laura Jean Clark**, to her heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being lot No 2 of William Alva Scott lands, described according to a survey made by John Setters in 1946 as follows:

Beginning on the northerly margin of New Hydes Ferry Pike or State Highway No. 12, said beginning point being the southwest corner of the property conveyed to W. Louis Simpkins and wife, by Deed from William Alva Scott and wife, of record in Book 1417, page 450, Register's office for Davidson County, Tennessee said beginning point being also the common corner of Lots 1 and 2; thence with the line between said two lots northwardly 1600 feet; thence westwardly 205.3 feet to the common corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 1700 feet to the northerly margin of State Highway N0o. 12 or New Hydes Ferry Pike; thence with the northerly margin of said Pike, eastwardly 200 feet to the point of beginning, containing 7.57 acres, more or less.

INCLUDED in the above property description but EXPRESELY EXCLUDED THEREFROM is a tract of land conveyed to the State of Tennessee of record in Book 9620, page 589, in said Register's Office, more particularly described as follows:

Beginning at a point in the existing northerly margin of State Route 12, 19 feet, more or less from centerline Station 381+26.86; thence, with said existing northerly margin, South 66 deg. 29 min. 04 sec. West, 180.76 feet to a point in the westerly line of subject tract 19 feet, more or less from centerline Station 383-07.46; thence with said westerly line North 10 deg. 20 min. 13 sec. West, 34.66 feet to a point in the proposed northerly margin 52 feet from centerline station 382+95.42; thence, with said proposed northerly margin, North 66 deg. 38 min. 10. sec. East, 67.99 feet to a point in the proposed northerly margin 52 feet from center station 382_27.43; thence with said proposed northerly margin North 66 deg. 47 min. 37 sec. East, 112.59 feet to a point in the easterly line of subject tract 52.00 feet from centerline Station 381+15.27; thence, with said easterly line, South 10 deg. 20 min. 13 sec. East 33.86 feet to the beginning, containing 0.139 of an acre.

BEING the same property conveyed to Steven Wayne Clark and Laura F. Neilson by Deed from James B. Lewis and wife, Tana H. Lewis, in instrument 20070529-0063628, Register's Office for Davidson County, Tennessee.

THIS is improved property located at: 5164 Ashland City Highway, Nashville, TN 37218.

THE said Steven W. Clark and Steven Wayne Clark is one and the same person.

THE said Laura F. Neilson and Laura Jean Clark is one and the same person.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 25 day of August, 2014.

STEVEN WAYNE CLARK

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN WAYNE CLARK,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee, this 25th day of August, 2014.

10-15-16 My Commission Expires: 10-15-16

NOTARY PUBLIC



True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY