After Recording Return To:

Davidson County DEEDQC
Recvd: 08/13/15 09:35 4 pgs
Fees:22.00 Taxes:0.00
20150813-0081099

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
155-07-0B

QUIT CLAIM DEED

[this deed is being executed to update marital status and name on title]

New Owner/ Property Being Conveyed
Sara L. Clark
Roger Clark, II
6743 Cold Stream Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 25 day of June, 2015, between SARA L. CLARK, formerly known as Sara Nelson, and ROGER CLARK, II, a now married couple, residing at 6743 Cold Stream Drive, Nashville, TN 37221, collectively hereinafter referred to as "**Party of the First Part**" and SARA L. CLARK and ROGER CLARK, II, wife and husband as tenants by the entireties, residing at 6743 Cold Stream Drive, Nashville, TN 37221, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8, FINAL PLAT, POPLAR CREEK ESTATES, PHASE V, SECTION B-1 (THE HIGHLANDS OF ALLENS GREEN), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 716, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO SARA NELSON, UNMARRIED, AND ROGER CLARK II, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY DEED FROM SARA NELSON, UNMARRIED, DATED 11/22/2013, RECORDED 12/04/2013, DOCUMENT NO. 20131204-0123445, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 6743 Cold Stream Drive, Nashville, TN 37221
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Sara Clark
SARA CLARK
formerly known as Sara Nelson

Roger L. Clark II
ROGER CLARK, II

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 25 day of June, 2015, before me personally appeared SARA CLARK, formerly known as Sara Nelson and ROGER CLARK, II to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ella K Butler
NOTARY PUBLIC
Ella K. Butler

My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Sara Clark
SARA CLARK
formerly known as Sara Nelson

Subscribed and sworn to before me this 25 day of June, 2015.

Ella K. Butler
NOTARY PUBLIC
Ella K. Butler

My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT "A"

THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8, FINAL PLAT, POPLAR CREEK ESTATES, PHASE V, SECTION B-L (THE HIGHLANDS OF ALLENS GREEN), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 716, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Deed Type: Quit Claim Deed

Grantors: SARA NELSON, UNMARRIED

Grantees: SARA NELSON, UNMARRIED, AND ROGER CLARK II, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

Dated: November 22, 2013

Recorded Date: December 4, 2013

Consideration: $0.00

BOOK: 20131204-0123445
PAGE:

Parcel No.: 5-07-0B-025.00

True Copy Certification

I, **Kevin Bui**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Kevin Bui

State of **California**

County of **Orange**

Personally appeared before me, **Patrice Jobin**, a notary public for this county and state, **Kevin Bui** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Patrice Jobin

My Commission Expires: 12-29-2016

Notary' Seal (if on paper)

