THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
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Nashville, TN 37211
615-834-4300

BILL GARRETT, Davidson County
Trans:T20170044751 DEEDQC
Recvd: 05/25/17 14:30 3 pgs
Fees:17.00 Taxes:0.00

20170525-0052336

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 22 day of May, 2017.

Notary Public
My Commission Expires 3/08/2021

MARTHA C. CHILD NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel No.
Estate of Marjorie Maxine Clark c/o Jane Moore 101 Lakeview Drive Blue Ridge, GA 30513	Same	162-9B Parcel 51 FB No. 5DU56048

For and in Consideration of $10.00 receipt of which is hereby acknowledged and for no other consideration, Thomas Alonzo Clark an unmarried man, does hereby quitclaim and convey to the Estate of Marjorie Maxine Clark his life estate interest in the real property (condominium unit) situated, lying and being in Davidson County, Tennessee and more particularly described as follows, to wit:

Townhouse No. 137 on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, as further revised on the 4th Revised Site Plan of record in Book 5200, page 131, said Register's Office, to which plans reference is hereby made. The assigned garage is a limited common element for the exclusive use of the co-owner of said townhouse.

Being the same property conveyed to Marjorie Maxine Davenport, by deed from William T. Snow, Richard Snow and Carol Snow Langley of record in Book 6113, page 332, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tennessee, to easements, rights and interest in favor of other unit owners and all sewer water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee, and such matters as may be shown on the plans of records in Book 5050, page 94, and Book 5200, page 131, Register's Office for Davidson County, Tennessee.

Marjorie Maxine Davenport and Marjorie Maxine Clark are one and the same person. Marjorie Maxine Davenport married Thomas Alonzo Clark after she purchased the hereinabove described condominium unit. Marjorie Maxine Clark died testate on December 21, 2016, and her estate was admitted to Probate on April 20, 2017, docket number 17P-567. Marjorie Maxine Clark bequeathed a life estate in the hereinabove described condominium unit to Thomas Alonzo Clark for so long as he desired to reside in the property. Thomas Alonzo Clark doe not reside in the property and does not wish to reside in the property. His affidavit is attached hereto as Exhibit A.

This is improved property, known as: Unit 137, 5600 Country Drive, Nashville, TN 37211.

Witness my hand this the 22 day of May, 2017.

Thomas Alonzo Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Thomas Alonzo Clark, the within name bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Nashville, Tennessee, this the 22 day of May, 2017.

My Commission Expires:

3-8-2021

Notary Public

MARTHA CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

I, Thomas Alonzo Clark, having first been duly sworn make oath as follows:

1. I presently reside at McKendree Manor in Hermitage, Tennessee and have resided there for many months.
2. My wife Marjorie Maxine Clark died on December 21, 2016.
3. My wife left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 17P-567.
4. Article II of my wife's Last Will and Testament bequeaths to me a life estate in my wife's condominium located at 5600 Country Drive, #137, Nashville, Davidson County, Tennessee. The Last Will and Testament stipulates that at such time as I no longer desire to reside at 5600 Country Drive, #137, Nashville, Davidson County, Tennessee, my life estate terminates and the condominium unit is to go to her daughters Jane Moore and Kathleen Spencer.
5. I do not currently have possession of the condominium unit located at 5600 Country Drive, #137, Nashville, Davidson County, Tennessee.
6. I do not wish to have possession of the condominium unite located at 5600 Country Drive, #137, Nashville, Davidson County, Tennessee.
7. I have no intent to return to the condominium unit located at 5600 Country Drive, #137, Nashville, Davidson County, Tennessee.
8. I hereby relinquish my life estate in the condominium unit located at 5600 Country Drive, #137, Nashville, Davidson County, Tennessee.

Further affiant saith not.

Thomas Alonzo Clark
McKendree Manor
4343 Lebanon Pike
Hermitage, TN 37076

Sworn to and subscribed before me, a

Notary Public, on this the 22 day of

May, 2017.

Martha C. Child
Notary Public
My Commission Expires: 3/8/2021

MARTHA C. CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021