WHEN RECORDED RETURN TO:
Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

File No.: M176537

Bill Garrett Davidson County
Batch# 3709 DEEDQC
09/22/2017 10:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170922-0097331

This Instrument Prepared By:
Henry E. Hildebrand, IV, Esq.
Dunham Hildebrand, PLLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Wilometto Clark 1710 Welcome Lane Nashville, Tennessee 37216	SAME	060-13-0-005.03

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **SANDRA L. SETTLES,** an individual residing in Nashville, Davidson County, Tennessee ("Grantor"), does hereby quitclaim and convey unto **WILOMETTO CLARK**, an individual residing in Nashville, Davidson County, Tennessee ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

> Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being known as Tract "D" as shown on a survey by E.L. Miller, dated September 29, 1961, not of record, as follows:
>
> Said Tract "D" begins at an 18 inch hackberry tree, said point of beginning being South 86 deg. 45 min. West, 143 feet from an iron pin in the Westerly margin of Old Matthew Road at its intersection with the Southerly line of a 50 foot right of way, and said point of beginning also being the Northwest corner of the property conveyed by deed of record in Book 3785, Page 973, Register's Office for said County; thence with the Westerly line of said property described in deed of record in Book 3785, Page 973, said Register's Office, South 12 deg. 30 min. West, 168.0 feet to an iron pin, the Southwest corner of said property described in Book 3785, Page 973, said Register's Office; thence South 12 deg. 30 min. West ten feet to an iron pin, the Northeasterly corner of the property conveyed by deed of record in Book 3785, Page 246, said Register's Office; thence with the Northerly line of said property described in Book 3785, Page 246, North 80 deg. West 75 feet to an iron pin, the Northwesterly corner of said property described in Book 3785, Page 246, and the Northeasterly corner of the property conveyed by deed of record in Book 3405, Page 447, North 80 deg. West, 80 feet to an iron pin, the Northwesterly corner of said property described in Book 3405, Page 477; thence North 14 deg. 30 min. East 141.6 feet to an iron pin in the Southerly line of said 50 foot road easement; thence with the Southerly line of said road easement, North 86 deg. 45 min. East, 165 feet to the point of beginning.
>
> Being the same property conveyed by Installment Deed from Johnnie Thompson and wife, Estella Thompson to Hamilton Washington, Sr. and wife, Marie Washington, as recorded on the 17th day of September, 1971 in Deed Book 4537, Page 596; Affidavit of Heirship of Hamilton Washington Sr. in Instrument No. 20110311-0019434 and Probate Docket #11P-438, in Register's Office of Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of September, 2017.

GRANTOR:

SANDRA L. SETTLES

Sandra L. Settles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Sandra L. Settles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 8th day of September, 2017.

NOTARY PUBLIC

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Sandra L. Settles
AFFIANT

Subscribed and sworn to before me, this 8th day of September, 2017.

NOTARY PUBLIC

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020