Prepared by: Lynn Newcomb, Attorney at Law
BALTHROP, PERRY, NOE & NEWCOMB
102 Boyd Street
Ashland City, TN 37015

Richard Alec Clark

TO:

Michelle Fralick
100 Buena Vista Court
Nashville TN 37218

MAP & PARCEL: 028 00 0 130.00

SEND TAX BILLS TO: SAME

Bill Garrett Davidson County
Batch# 69606 DEEDQC
03/15/2018 11:38:21 AM 2 pgs
Fees: $13.00 Taxes: $55.50
20180315-0024488

QUITCLAIM DEED

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Richard Alec Clark, an unmarried person, Grantor herein, do hereby quitclaim unto Michelle Fralick, a married person, Grantee herein, all my right, title, and interest in the following described property:

LAND in the 14th Civil District of Davidson County, Tennessee, according to a survey made by S. H. Hutchison.

BEGINNING at a point in the center of the Morrow Bone Lake Road at M. Gallahers southeast corner, running thence with the center of said Road S. 27° E. 100 feet to a point; thence S. 23° E. 350 feet to a point; thence S. 23° 30' E. 260 feet to a point; thence S. 21° E. 25 feet, S. 15° E. 50 feet and S. 6° E. 50 feet to a point in the center of said Road; thence N. 84° W. 372 feet to a stake with an elm pointer; thence N. 39° 30' W. 151 feet to a poplar tree; thence N. 52° W. 181 feet to an iron pin at a 24-inch beech tree to M. Gallahers' southwest corner; thence N. 46° E. 190 feet; N. 24° E. 100 feet. N. 19° E. 220 feet, N. 27° 30' E. 90 feet to the beginning, N. 19° E. 220 feet, N. 27° 30' E. 90 feet to the beginning, containing 5.13 acres, more or less.

BEING the same property conveyed to Richard Alex Clark by deed from Wanda Clark Elwell and Dennis Franklin Clark of record at Instrument No. 20151020-0106520, Register's Office Davidson County, Tennessee, and to Richard Alec Clark by deed from Wanda Clark Elwell and Dennis Franklin Clark by Deed of Correction of record at Instrument No. 20180315-0024487, Register's Office Davidson County, Tennessee.

Richard Alec Clark is one and the same person as Richard Alex Clark.

This conveyance is made subject to such liens, encumbrances, restrictions, or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of March, 2018.

Richard Alec Clark
RICHARD ALEC CLARK

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, RICHARD ALEC CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY hand, at Ashland City this the 2nd day of March, 2018.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 1/6/2020

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $ 15,000.00

Michelle Staluch
AFFIANT

SWORN to and subscribed before me
this the 2nd day of March, 2018.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/2020

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THE DEED. ACCORDINGLY, THE PREPARER MAKES NO REPRESENTATIONS, OPINION OR WARRANTY AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN.