This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

Address/Owner:	Send Tax Bills To:	Map Parcel Numbers
Jennifer Anderson	Jennifer Anderson	095 14 0 099.00
2120 Elm Hill Pike	235 Messenger Lane	
Nashville, Tennessee 37210	Franklin, Tennessee 37064	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Eighty Thousand Dollars and 00/100 ($80,000.00), the receipt of which is hereby acknowledged, Shirley E. Baldwin and Donald E. Clark ("Grantors"), do hereby convey and quitclaim unto Jennifer Anderson ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Being Lot No. 12 on the plan of Elm Hill Acres, Section I, as of record in Book 2331, page 67, Register's Office for Davidson County.

Said Lot No. 12 fronts 80 feet on the north side of Elm Hill Pike and runs back 231.3 feet on the east line and 234.95 feet on the west line to a dead line in the rear on which it measures 72 feet.

Being part of the property conveyed to Holiday Homes, Inc., by deed from J. R. Coarsey, Trustee, as of record in Book 2536, page 25, Register's Office for Davidson County.

This conveyance is subject to restrictions of record, Book 2442, page 464, Register's Office for Davidson County.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Shirley Elizabeth Baldwin, Edward Ray Clark, and Donald Eugene Clark by Affidavit of Heirship, dated September 25, 2013, and of record as Instrument No. 20131003-0104016, Register of Deeds' Office for Davidson County, Tennessee. And being a one-third interest of the same property conveyed to Jennifer Anderson by Quitclaim Deed, dated October 2019, and of record as Instrument No. 20191025-0109517, Register of Deeds' Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 331782 DEEDQC
12/18/2019 11:56:29 AM 4 pgs
Fees: $23.00 Taxes: $296.00
20191218-0130606

And being the same property conveyed to Frank B. Clark and wife, Rosa Clark, by deed from Holiday Homes, Inc., of record in Book 2591, page 591, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 2120 Elm Hill Pike, Nashville, Tennessee 37210.

This conveyance is subject to any and all property taxes, zoning ordinances, existing liens, encumbrances, restrictions, titles, interests, utilities lines, and easements of record.

IN TESTIMONY WHEREOF I have hereunto set my hands this 16th day of December, 2019.

Shirley E. Baldwin

Shirley E. Baldwin

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Shirley E. Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 16th day of December, 2019.

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: July 6, 2020

I hereby swear or affirm that the actual consideration for this transfer is $80,000.00.

Shirley E. Baldwin

Shirley E. Baldwin

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 16th day of December, 2019.

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: July 6, 2020

IN TESTIMONY WHEREOF I have hereunto set my hands this 16th day of December, 2019.

Donald E Clark
Donald E. Clark, or Delia Clark as
Power of attorney

STATE OF TENNESSEE)
Rutherford) ss
COUNTY OF ~~WILSON~~)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Donald E. Clark, or Delia Clark as power of attorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 16th day of December, 2019.

Notary Public

My commission expires: 1-25-23

GENINE D DURSO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I hereby swear or affirm that the actual consideration for this transfer is $80,000.00.

Donald E Clark
Donald E. Clark, or Delia Clark as
Power of attorney

STATE OF TENNESSEE)
Rutherford) ss
COUNTY OF ~~WILSON~~)

Sworn and subscribed before me this 16th day of December, 2019.

Notary Public

My commission expires: 1-25-23

GENINE D DURSO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY