Prepared by Anderson A. Clark
12134 Old Hickory Blvd.
Hermitage, TN 37076

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Anderson Clark, Clara Frances Patrick Clark, married, of 12134 Old Hickory Blvd, Hermitage, TN 37076, USA, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Anderson A Clark and Clara Frances Patrick Clark as trustees of Anderson and Frances Clark Living Revocable Trust, dated January 28, 2020, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson County, State of Tennessee:

12134 Old Hickory Blvd. Hermitage, TN; West side of Old Hickory Blvd; South of Stewart's Ferry Pike.

Being all or part of the same property described in the County Register's Deed book 9370, Page 902.

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~ APC RAC

IN WITNESS WHEREOF the Grantor has executed this instrument this 4th day of February, 2020.

Signed in the presence of:

Signature

Anderson A. Clark, Clara Frances P. Clark
Anderson Clark, Clara Frances Patrick Clark

Name

Karen Johnson Davidson County
Batch# 354161 DEEDQC
02/05/2020 03:20:16 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20200205-0013656

Spousal Acknowledgement

I, Clara Frances Patrick Clark of 12134 Old Hickory Blvd, Hermitage, TN 37076, USA, spouse of, Anderson Clark, , in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Frances P. Clark

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Mackenzie Harrison, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Clara Frances Patrick Clark, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 4th day of February, 2020.

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 7/9/27

MACKENZIE HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Mackenzie Harrison, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Anderson Clark, Clara Frances Patrick Clark, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 4th day of February, 2020.

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 7/9/22

MACKENZIE HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $ 27.00

Owner:

Mail Tax Notice to: Anderson and Frances Clark, 12134 Old Hickory Blvd, Hermitage, TN 37076, USA

Parcel Number: 10900 Parcel 148.00

The land referred to in this Commitment is located in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Cummings and Cummings, Surveyors and Consultants dated April 9, 1974, as follows:
Commencing at an iron pin on the west side of Old Hickory Boulevard and extending South 4 deg. 39' East 354.98 feet; thence North 85 deg. 52' West 19.30 feet to an iron pin; thence to an iron pin South 7 deg. 16' West 341.60 feet to an iron pin; thence South 86 deg. 00' West 588.49 feet to an iron pin; thence North 6 deg. 57' East 493.12 feet to a concrete marker; thence North 7 deg. 04' East 155.01 feet to a concrete marker; thence North 59 deg. 34' East 299 feet to a concrete marker; thence South 77 deg. 35' East 290.92 feet to an iron pin to the point of beginning.
Being the same property conveyed to Anderson A. Clark and wife, Frances Clark by Warranty Deed of Bobby R. Malone and wife, Joyce Malone on may 27, 1994 and filed for record on June 7, 1994 in Deed Book 9370, Page 902, Register's Office for Davidson County, TN.