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

# Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Anderson A. 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, State of Tennessee:

12141 Old Hickory Blvd. Hermitage, TN 37076; East side of Old Hickory Blvd; South of Stewart's Ferry Pike.

Map 109.00 Parcel 208.00

Being all or part of the same property described in the ~~County Register's Deed book 5371, Page 621.~~ # 20050812-0095453

~~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.~~ FPC AC

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

Signed in the presence of:

AC

Signature

Anderson Clark

Anderson Clark, Clara Frances Patrick Clark

Frances P. Clark

Name

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

20200205-0013657

**Spousal Acknowledgement**

I, Clara Frances Patrick Clark of 12134 Old Hickory Blvd, Hermitage, TN 37076, USA, spouse of Anderson Clark, Clara Frances Patrick 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: 7/9/22

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

RELS | Real Estate Loan Services of Tennessee, Inc.

## CONTINUATION SHEET
**LEGAL DESCRIPTION**

Exhibit "A":

A tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 13, Cooks Landing Estates, in the deed of record in Book 5371, page 621, Register's Office for said County, and described as follows:

Beginning at a point lying on the easterly margin of Old Hickory Boulevard said point further described as lying south 815.0 feet from the southerly margin of Stewarts Ferry Pike; thence leaving said Old Hickory Boulevard and running North 85 deg. 36 min. 48 sec. East a distance of 302.01 feet to a point; thence South 69 deg. 33 min. 58 sec. East a distance of 339.33 feet to a point; thence South 48 deg. 36 min. 30 sec. East a distance of 310.56 feet to a point; thence South 85 deg. 36 min. 48 sec. West a distance of 826.59 feet to a point on the easterly margin of Old Hickory Boulevard, thence running with said easterly margin North 4 deg. 23 min. 12 sec. West a distance of 365.0 feet to the point of beginning, containing 5.16, more or less, acres.

Being the same property conveyed to Harlan D. Knight and wife, Eva M. Knight, by deed from Robert J. Baltz, Jr., Trustee, Robert J. Baltz, Jr., and wife, Catherine H. Baltz, Dennis L. Baltz and wife, Marie Baltz, Douglas M. Baltz and wife, Reba Baltz, Frank J. Baltz, and wife, Frances A. Baltz, and Joseph P. Baltz and wife, Joyce Baltz, dated May 19, 1983, recorded June 6, 1983, of record in Book 6069, page 947, Register's Office for Davidson County, Tennessee.

Reg/98929-05