Karen Johnson Davidson County
Batch# 537091 DEEDQC
12/17/2020 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201217-0149443

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Reginald Clark 7816 Harwood Avenue NE Albuquerque, New Mexico 87110	New Owner	081-06-0-177.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DORIS CLARK**, a single woman ("Grantor"), does hereby quitclaim and convey unto **REGINALD CLARK**, a single man (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1804 28th Avenue North, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part `of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures follow]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 14th day of December, 2020.

GRANTOR:

Doris D. Clark

Doris D. Clark

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 66 BY TENNESSEE GOVERNOR BILL LEE, DATED OCTOBER 28, 2020.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Doris D. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 14th day of December, 2020.

Notary Public

TAMMY L. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/21/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry

AFFIANT

Subscribed and sworn to before me, this 16th day of December, 2020.

Joni Prince

NOTARY PUBLIC

JONI PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/7/2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Cumberland Gardens, as of record in Book 2900, page 3 & 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 60 feet on the easterly side of 28th Avenue North and extends back 85 feet on the northerly line and 145 feet on the southerly line to a dead line, measuring 85.1 feet thereon.

Being that same property conveyed to Doris D. Clark, by deed of record in Instrument No. 20080821-0086199, Register's Office for Davidson County, Tennessee.

This is improved property located at 1804 28th Avenue North, Nashville, Davidson County, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21.

