Karen Johnson Davidson County
Batch# 644024 DEEDQC
05/25/2021 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210525-0071013

Name and Address of New Owner:
.Phillip William Charles Clark and Jennifer Nicole Clark
4416 Old Hickory Blvd
Old Hickory TN 37138
Send Tax Bills To:
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 75 1 5.00 and 3.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul Clark,** "the Grantors," convey and quitclaim unto **Phillip William Charles Clark and Jennifer Nicole Clark,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
BEING LOT NO. 1 IN BLOCK NO. 1 ON THE PLAN OF W.A. BRYAN'S SUBDIVISION OF THE BERRY TRACT AT BERRYVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 117, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NO. 1, 2 AND 3 OF BLOCK NO. 1 FRONT 172 FEET ON THE EAST SIDE OF HADLEY ROAD, AND RUN BACK EASTWARDLY ALONG THE NORTH MARGIN OF HADLEY ROAD, 152 FEET, SAID LINE BEING THE SOUTHERLY LINE OF LOT NO. 1, AND THE NORTHERLY LINE OF SAID LOTS RUNS BACK EASTWARDLY 207 FEET, SAID LINE BEING THE NORTHERLY LINE OF LOT NO. 3 TO THE RIGHT OF WAY OF THE N.C. & ST. L. RAILROAD MEASURING 234 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PAUL A. CLARK BY LAST WILL AND TESTAMENT FROM VIRGINIA BAKER HAYS, RECORDED ON MARCH 28, 2013, OF RECORD IN INSTRUMENT NO. 20130328-0030573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Property 2:
BEING LOT NO. 3 IN BLOCK NO. 3 ON THE PLAN OF W.A. BRYAN'S SUBDIVISION OF THE BERRY TRACT AT BERRYVILLE, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 117, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

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Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 24th day of May, 2021.

(SEAL)
~~Phillip~~ A. Clark
Paul

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Paul 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of May, 2021.

Notary Public
My commission expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is

greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 24 day of May, 2021.

Notary Public
My commission expires: 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

File # 2021-2503

True Copy Certification

I, John A. Bell Jr., 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025