Karen Johnson Davidson County
Batch# 657824 DEEDQC
06/16/2021 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210616-0081372

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jenna E. Clark 3853 Northbrook Drive Nashville, TN 37207	New Owner	050-06-0-103.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jenna E. Clark, single and Mary Anne Clark, married***, by these presents does hereby quitclaim and convey unto **Jenna E. Clark, single,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of Northbrook Subdivision, Phase Two of record in Plat Book 9700, Page 769, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cassandra F Biles, an unmarried woman by Warranty deed from Frank E Hardy of record in Instrument No. 20150519-0046094 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 19, 2015.

Being the same property conveyed to Jenna E. Clark, single and Mary Anne Clark, Married by Warranty deed from Cassandra F. Biles, an unmarried woman of record in Instrument No. 20200529-0055340 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 29, 2020.

Being also known as 3853 Northbrook Drive Nashville, Tennessee 37207.

*Grantor warrants that she never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8 day of June, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of June, 2021.

Mary Anne Clark

Mary Anne Clark

STATE OF NEW YORK
COUNTY OF ~~WARREN~~ Saratoga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Anne Clark, 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 purposes therein contained.

Witness my hand and seal this the 8th day of June, 2021.

Notary Public

My Commission Expires:

Diane D Doig
Notary Public, State of New York
Registration No. 01DO6293207
Qualified in Saratoga County
Commission Expires December 02, 2021

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022