Karen Johnson Davidson County
Batch# 849770 DEEDQC
05/02/2022 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220502-0050931

Name and Address of New Owner:
Kristen Troglione
132 Don Allen Rd.
Louisville, KY 40207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 095 04 0 076.00

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, **Anne Margaret Clark, unmarried,** hereinafter called the Grantor(s), convey and quitclaim unto **Kristen Troglione, married,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Eva-Mor Heights Subdivision, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 3 fronts 85 feet on the northerly side of Crossfield Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Harry G. Clark, Jr., Trustee, Decedent's Trust, U/A/D June 11, 1998 (and Restated February 18, 2000) of the Clark Decedent's Trust, by Quitclaim Deed from Harry G. Clark, Jr., Trustee, U/A/D June 11, 1998 (and Restated February 18, 2000), of record as Instrument 20061208-0151871, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne Margaret Clark by Quitclaim Deed from Cumberland Trust and Investment Company, in its capacity as Trustee of the Harry G. Clark, Jr. and Margaret Nolen Clark Trust dated June 11, 1998, as amended and restated by subsequent amendments, of record in Instrument No. 20120731-0067485, Register's Office for Davidson County, Tennessee.

This property is known as 2504 Crossfield Drive, Nashville, Tennessee, 37214.

This property is not the primary residence of the Grantor herein.

Grantor 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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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, Grantor have executed this Quitclaim Deed on the 26th day of April, 2022.

Anne Margaret Clark (SEAL)
Anne Margaret Clark

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Anne Margaret Clark** the within named bargainer, 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 26TH day of April, 2022.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

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.

Kristen D'Angelone
(Affiant)

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2022.

Notary Public

My commission expires: 3/3/25

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/26/2022.

Affiant Signature

4/26/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26th day of April, 2022.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON