Karen Johnson Davidson County
Batch# 869104 DEEDQC
06/09/2022 02:38:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220609-0065946

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSE COUNTY OF WILLIA The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 6 day of MAY, 2022. Notary Public My Commission Expires: 7/7/25

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 07, 2025

QUITCLAIM DEED

Address New Owner: Mary Sue Clark, Trustee 225 Battle Road Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: 183-00-0.016.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mary Sue Clark, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Mary Sue Clark, Trustee of the Mary Sue Clark Revocable Trust dated April 7, 2022,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Beginning at an iron pin in the apparent right-of-way of Battle Road with said iron pin being at a point 187.98 feet from another iron pin in the edge of the right-of-way of Old Hickory Boulevard, where said Boulevard joins Battle Road; and thence from said iron pin south 76 degrees 25', 12" east 381.37 feet to an iron pin at the corner of a building identified on the Kevin Tucker and Associates survey as a tool shed; thence from that iron pin south 82 degrees 42', 41" east 228.98 feet to an existing pin where the subject property joins the property of R. Mark Frieden; thence from said existing pin south 12 degrees 34' 03" west 544.57 feet to another existing pin where the subject property joins the property of Thomas Loyd Burton and wife; from said existing iron pin thence north 80 degrees 35', 57" west 548.47 feet to an iron pin in the apparent right-of-way of Battle Road; thence from said iron pin along with the apparent right-of-way of Battle Road north 06 degrees 17' 15" east 563.92 feet to the beginning, containing 7.24 acres of land more or less.

Being the same property conveyed to Mary Sue Clark by Deed recorded on June 21st, 1990 of record in Book 8135, Page 844, Register's office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of MAY 2022.

Mary Sue Clark

Mary Sue Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mary Sue Clark**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of MAY 2022.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph

Notary Public
My Commission Expires: 7/7/25