This Instrument Prepared By:
Ronald H. Bice, Jr.
Attorney at Law
4515 Harding Road, Suite 103
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 874926 DEEDQC
06/21/2022 01:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220621-0070491

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
HARPETH RIVERVIEW RETREAT LLC 725 DARDEN PLACE NASHVILLE, TN 37205	HARPETH RIVERVIEW RETREAT LLC 725 DARDEN PLACE **NASHVILLE, TN 37205**	**141-00-0-054.00**

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES PATRICK CLARKE, III , and wife, JILL COOK CLARKE, have this day quitclaimed, bargained and sold, and do hereby transfer and convey unto, HARPETH RIVERVIEW RETREAT LLC, hereinafter referred to as Grantee, and its, representatives, successors and assigns, their entire interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A parcel of land in the Ninth Civil District of Davidson County, Tennessee, on Harpeth River, being a portion of a tract owned by George Thomas Stephens and of record in Book 3709, page 608, Register's Office for Davidson County, Tennessee, surveyed the 10th of September, 1968 by S.H. Hutchison as follows:

BEGIN Lot No. 3 at iron stake in TVA South line, the same being the northeast corner of Lot No. 2; thence with TVA property line south 87 degrees 30 minutes east passing an iron stake in line at 250 degrees, in all 425 feet more or less to a point in Harpeth River; thence down said river as follows: South 25 degrees west 344 feet to a point; south 26 degrees west 165 feet to point; south 51 degrees west 214 feet to point; south 70 degrees west 264 feet to point; north 89 degrees west 164 feet more or less to point in river, the southeast corner of Lot No. 2; thence with easterly line of Lot No. 2 as follows: North 35degrees 30 minutes east passing an iron stake in line on bank of river 575 feet more or less to an iron stake by a corner fence post; north 3 degrees 45 minutes east 227.4 feet to point of beginning, containing 5.58 acres, being the same more or less.

Being the being the same property conveyed to JAMES PATRICK CLARKE, III and wife, JILL COOK CLARKE by warranty deed from Dorothy Surratt, of record as Instrument 20171227-0131377, in the Register's Office for Davidson County, Tennessee.

Witness our hands this 19th day of JUNE, 2022.

Jill Cook Clarke
JILL COOK CLARKE

James P. Clarke III
JAMES PATRICK CLARKE, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES PATRICK CLARKE, III and wife, JILL COOK CLARKE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained..

Witness my hand and official seal this the 19th day of JUNE, 2022.

Ronald H Bice Jr
Notary Public

My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.
Subscribed and sworn to before me, this the 19th day of JUNE, 2022.

James P. Clarke III
AFFIANT

Ronald H Bice Jr
NOTARY PUBLIC

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 09/08/25