Karen Johnson Davidson County
Batch# 977999 DEEDQC
03/07/2023 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230307-0016388

QUITCLAIM DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Herman Marks	Same as owner	092-06-0-167.00
(NAME)	(NAME)	
P.O. Box 282083		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Clare LLC, a Tennessee limited liability company** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Herman Marks**, (the "**Grantee**"), its successors and assigns, all its right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10, Block B, on the Map of Fisk University Place as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, being further describes as follows:

Said lots adjoin and front together 60 feet on the south side of Clare Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Monica Pruitt, a married woman, by Warranty Deed from Lila M. Williams, an unmarried woman, dated February 2, 2022, of record in Instrument No. 20220214-0016672, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clare LLC, a Tennessee limited liability company, from Monica Pruitt, a married woman, by Warranty Deed dated March 16, 2022, of record in Instrument No. 20220318-0031608, Register's Office for Davidson County, Tennessee.

This is improved property located at 3033 Clare Avenue, Nashville, Tennessee 37209.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed effective as the 7th day of March, 2023.

GRANTOR:

Clare LLC,
a Tennessee limited liability company

By: _____
Herman Marks, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Herman Marks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of Clare LLC, a Tennessee limited liability company, the within named grantor, and that he, being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of said company.

WITNESS my hand, at office, this 7th day of March, 2023.

_____
Notary Public

My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, do hereby make oath that I am a licensed attorney and/or the custodian 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 March 9, 2023.

Signature
Date: March 7, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 7th day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025