Karen Johnson Davidson County
Batch# 1036713 DEEDQC
08/10/2023 08 24 29 AM 2 pgs
Fees $12 00 Taxes $0 00
20230810-0061908

Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way
Brentwood, Tennessee 37027

Send Tax Bills To:
MATT AND SUSAN CLARKE, Trustees
3610 C West End Avenue
Nashville, TN 37025

New Owner is:
MATT AND SUSAN CLARKE, Trustees
3610 C West End Avenue
Nashville, TN 37025

MAP PARCEL NUMBERS. 104 09 0W 102.00

QUITCLAIM DEED

THIS INDENTURE made and entered into this 9th day of JUNE 2023, by and between **MATT AND SUSAN CLARKE, husband and wife**, hereinafter called **GRANTORS**, and the said **MATT AND SUSAN CLARKE SANFORD, Trustees of the MATT AND SUSAN CLARKE LIVING TRUST, dated JUNE 9 2023, and any amendments thereto**, hereinafter called **GRANTEE**.

WITNESSETH. That for the consideration hereinafter expressed, the Grantors have bargained and sold and do hereby bargain, sell, convey, and confirm unto the Grantees the following described real property located, situated and being in the County of Davidson, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Final Plat of Major Subdivision of Richland Hall, Section II formerly known as Welch Property Subdivision, Section II of record in Plat at Instrument No. 20160621-0062851, 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 Matt and Susan Clarke by Warranty Deed from Ryan M. Cain, unmarried and of record in Instrument No. 202205-230059506 Register's Office for Davidson County, Tennessee, dated May 2, 2022, and recorded on May 23, 2022.

This is improved property, known as: 3610 C West End Avenue, Nashville, TN 37205.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property

The preparer of this deed has not in any way participated in the financial closing of this transaction.

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

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wide appertaining unto the Grantees, Grantees' heirs and assigns, in fee simple forever.

WITNESS our hands this 9th day of May 2023.

GRANTORS:

Matt Clarke

Susan Clarke

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matt Clarke & Susan Clarke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of June 2023.

PAMELA A SANDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Pamela A. Sands
NOTARY PUBLIC
My commission expires 9-7-2026

OATH OF CONSIDERATION

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

The actual consideration or true value, whichever is greater for this transfer is $0 00

AFFIANT

AFFIANT

Subscribed and sworn before me, this 9th day of May 2023.

PAMELA A SANDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Pamela A. Sands
NOTARY PUBLIC
My commission expires 9-7-2026